



**6a Falcon Cross Road,
Shanklin,
Isle Of Wight, PO37 7LA**

£87,500



Wrights are pleased to offer this wonderful 1st floor flat for sale. Within a central location it's a great opportunity for either first time buyers, or those looking for an investment. The home is complemented with a large bright and airy lounge, one double bedroom, a lovely bathroom and a good sized kitchen. The home also benefits from some period features, good internal cupboard space and outside there is a small shared courtyard area. With easy access into the town, it combines to make this a lovely home for the next owners, please call us on (01983) 866822 to arrange a viewing and fully appreciate all this home has to offer.

First Floor Flat

Gas Central Heating

Bright & Airy

Large Lounge

Lovely Kitchen

Superb Bathroom

A MUST VIEW PROPERTY

CHAIN FREE



ACCOMMODATION

Entrance

Communal door to :

Inner Entrance Door

Entrance door to inner hallway. Stairs to first floor.

First Floor Landing

Loft hatch. Recessed cupboard and doors to:

Lounge 14' 1" x 13' 7" (4.29m x 4.14m)

Lovely bright room with double glazed windows to front and side. Radiator. Coved ceiling. Fireplace with surround.

Kitchen 10' 7" x 8' 9" (3.22m x 2.66m)

Double glazed window to rear. Radiator. Coved ceiling. Range of matching floor and wall units with wood effect worksurfaces and cream tiled splashback. Built in electric cooker and gas hob. Space for washing machine and fridge/freezer. 1.5 bowl stainless steel sink unit with mixer tap. Tall built in cupboard.

Bedroom 1 12' 2" x 8' 9" (3.71m x 2.66m)

Double glazed window to side. Radiator. Feature fireplace. Coved ceiling.

Bathroom 7' 0" x 5' 0" (2.13m x 1.52m)

Obscure double glazed window to side. Radiator. White suite comprising bath with shower over and screen, vanity basin and low level w.c. Part tiled walls. Coved ceiling.



Rear Courtyard

The flat benefits from a small shared rear courtyard area.

Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band A - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	