

Melville Street Sandown, PO36 8HX

£110,000



This spacious 1 bedroom ground-floor apartment is located in the popular town of Sandown within walking distance to local shops, transport links & Sandown's stunning beaches. The Property consists of its private entrance, fitted-kitchen with gas hob & fan oven, a spacious living area, a good-sized double bedroom with a built-in mirror wardrobe & storage area & modern-fitted bathroom. Other benefits of the property include double glazed windows & gas central heating. Off road Parking can be included in separate negotiation. This is a great buy for first time buyers or investors!

1 BEDROOM

GROUND-FLOOR APARTMENT

**WALKING DISTANCE TO LOCAL SHOPS &
BEACH**

SPACIOUS LIVING AREA

PRIVATE ENTRANCE

**DOUBLE GLAZED WINDOWS & GAS CENTRAL
HEATING**

ROOMS

Entrance Hall 14' 8" x 3' 3" (4.46m x 1m)
Carpet flooring. Private entrance.

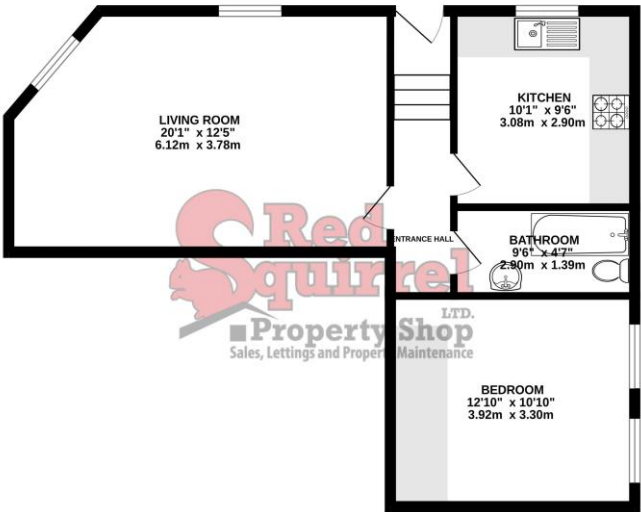
Kitchen 10' 2" x 9' 2" (3.1m x 2.8m)
Fitted-kitchen with base fitted storage units. Tiled flooring. Gas hob & Fan oven. Sink drainer. Boiler. Double glazed window to front aspect.

Bathroom 4' 7" x 9' 6" (1.4m x 2.9m)
Tiled flooring. Fitted bath with over head shower. Sink basin & WC. Heated towel rail.

Bedroom 11' 6" x 13' 5" (3.5m x 4.1m)
Double bedroom. Carpet flooring. Built-in mirrored wardrobe with storage space. Two double glazed windows to side aspect. Radiator.

Living Room 11' 10" x 19' 8" (3.6m x 6m)
Carpet flooring. Two double glazed windows to front & side aspect. Two radiators.

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, corridors, stairs and all other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

