

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 & Sandowns stunning beaches. The Property consists of it's 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.

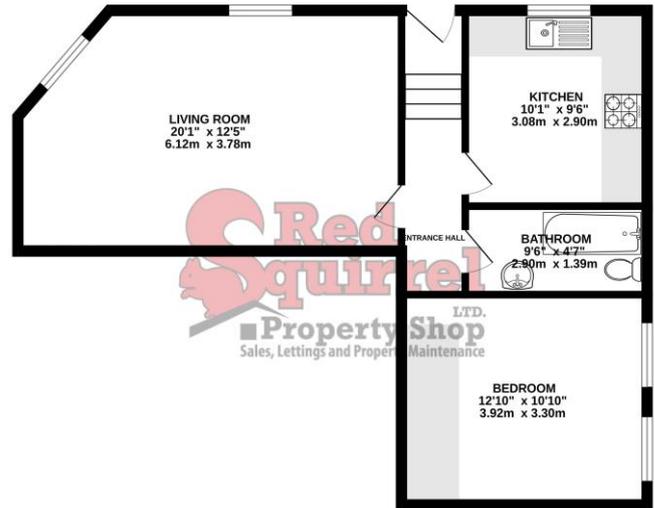
**Kitchen** 10' 2" x 9' 2" (3.1m x 2.8m)  
Fitted-kitchen with base fitted storage units. Tiled flooring. Gas hob & Fan oven. Sink drainer. Boiler. Double glazed window to front aspect.

**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.  
Whilst every attempt has been made to ensure the accuracy of the Red Squirrel limited floor measurements of doors, windows, rooms and any other items the approximate nature of responsibility is taken by any one person or these measurements. The plans for sale and purchase are only valid should the same be sold by prospective purchaser. The omitted, 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>70</b>	<b>70</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

