



8 High Street | | Shanklin | PO37 6LB

£750 Per month



**Merriebank**  
LETTINGS

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A good size two-bedroom apartment is available to rent in Regal Court, Shanklin, ideally located next to the high street and within easy reach of local amenities and the seafront. The property offers well-proportioned accommodation comprising two bedrooms, a good size lounge, with an open plan kitchen including a built-in fridge freezer, and a well-presented bathroom. Residents also have access to a communal rooftop garden.

The apartment benefits from double glazing and gas central heating throughout and holds an EPC rating of B. A parking permit can be purchased for the surrounding areas.

With its central Shanklin location next to the high street and close proximity to local amenities and the seafront. The location also offers excellent transport links, with the main bus stop and train station nearby, making commuting and travel convenient.

- Two spacious bedrooms
- Bright, airy lounge area
- Communal rooftop garden
- Gas central heating
- Close to seafront and shops
- Modern kitchen with appliances
- Well-presented bathroom
- Double glazing throughout
- Central Shanklin location

Council Tax Band B | EPC Rating C



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