



74 Victoria Avenue | Shanklin | PO37 6LY

£750 Per month



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Over 50s only

A newly available, unfurnished 2-bedroom apartment located on the first floor in the highly sought-after Victoria Avenue area of Shanklin. This property offers a comfortable and independent living space, exclusively available for individuals aged 50 and over.

The apartment itself is bright and airy, featuring two spacious double bedrooms, a welcoming lounge, a separate kitchen/diner, and a well-appointed bathroom. A significant highlight is the private balcony, accessible via patio doors from the lounge, offering beautiful countryside views and a lovely outdoor space. Further benefits include double glazing throughout, built-in storage solutions, a private garage, and an allocated parking space. Residents will also appreciate the well-maintained communal grounds.

The prime location on Victoria Avenue places you within a short distance of Shanklin beach, major bus routes, the high street, and a variety of local amenities.

- Over 50s only
- Unfurnished 1st floor apartment
- Separate kitchen diner
- Double glazing
- Private balcony
- Allocated parking
- Garage

Council Tax Band B | EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC