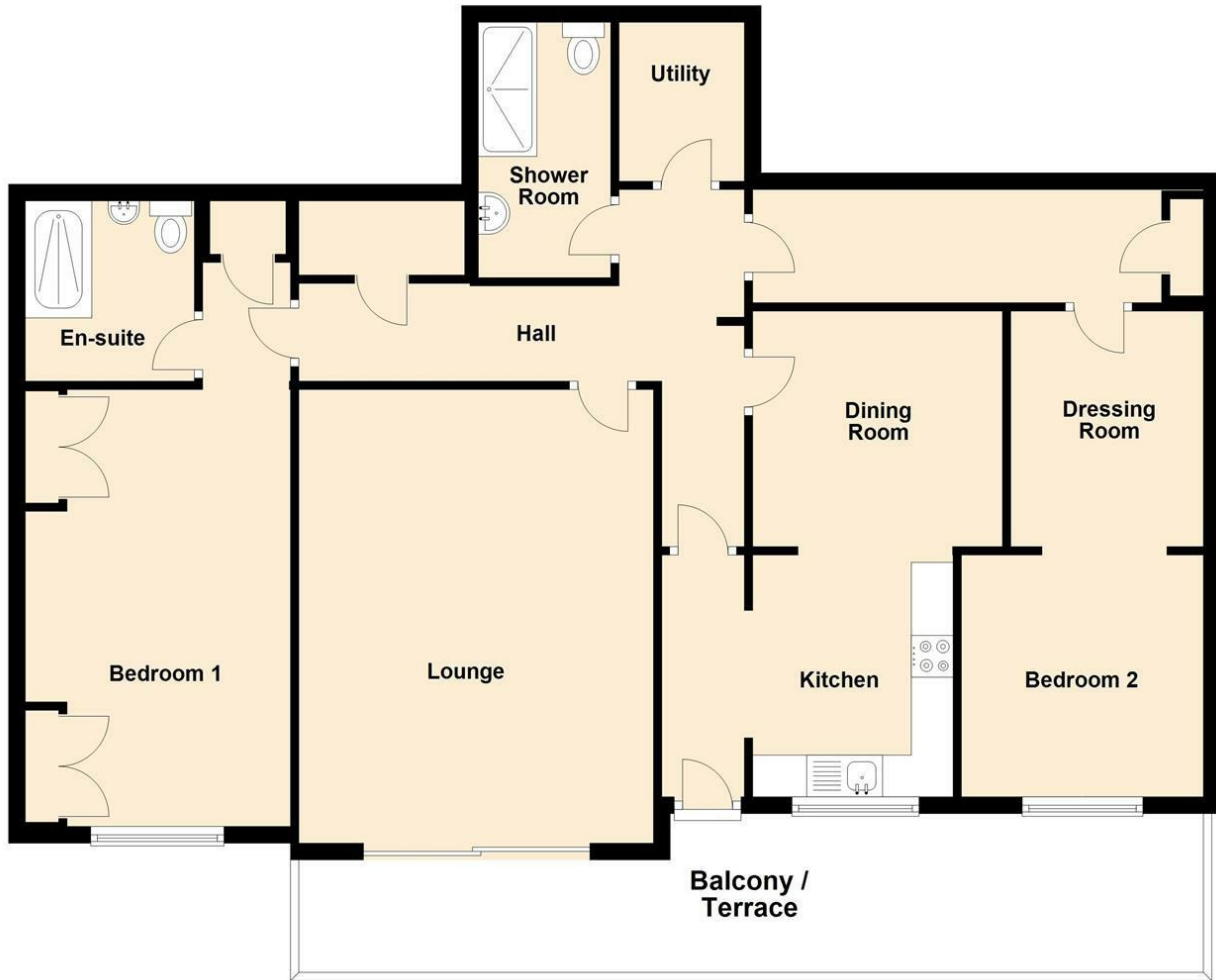


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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		

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

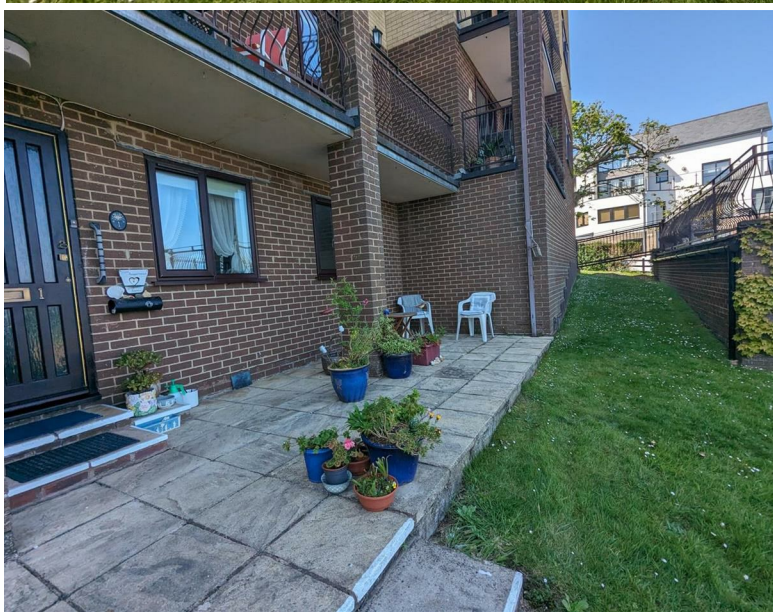
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



1 SAVOY COURT
CHINE AVENUE
SHANKLIN
PO37 6AL

£289,950



01983 868 333
www.arthur-wheeler.co.uk



- SUPER SEA VIEWS • PRIVATE ENTRANCE • SPACIOUS ACCOMMODATION • CLIFF PATH LOCATION & CLOSE TO OLD VILLAGE • GOOD SIZE TERRACE • 2 BEDROOMS & DINING ROOM

A rare opportunity to acquire a ground floor apartment with a private entrance in the sought after Savoy Court development that is well located on the Cliff Top offering convenient access to both the Town Centre and Old Village. The apartment occupies an enviable position on the front of the block and benefits include some truly panoramic sea views towards Sandown Bay from the principle rooms and private terrace. Further benefits include two double Bedrooms, one with en-suite shower and the other with a Dressing Room area, Kitchen, Dining Room and Utility Room. Outside is a super size Terrace and one allocated parking space which is located outside the apartment's private entrance.

In our opinion, the spacious accommodation would seem equally suitable for either permanent or second home usage and we would recommend an early inspection to fully appreciate the spacious and well planned accommodation. It comprises:-

PRIVATE ENTRANCE

LOUNGE 17'10 x 11'9 (5.44m x 3.58m)

KITCHEN 9'6 x 7'10 (2.90m x 2.39m)

DINING ROOM 9'10 x 9'3 (3.00m x 2.82m)

BEDROOM 1 17'2 x 10'5 (5.23m x 3.18m)

EN-SUITE SHOWER ROOM 6'8 x 6'1 (2.03m x 1.85m)

three piece white suite

BEDROOM 2 10'4 x 8'9 (3.15m x 2.67m)

DRESSING ROOM 9'4 x 6'9 (2.84m x 2.06m)

SHOWER ROOM 10 x 4'6 (3.05m x 1.37m)

UTILITY ROOM 6'3 x 4'11 (1.91m x 1.50m)

OUTSIDE

Private terrace to the front overlooking Sandown Bay with super sea views. Allocated parking for one car. Surrounding the property are some lovely mature communal gardens mainly laid to lawn. There is also a communal terrace with some truly panoramic views of Sandown Bay. From the communal car park is a gate providing access to the Cliff Path and the lovely Keats Green.

TENURE

Leasehold (to be confirmed). Held on the balance of a 999 year lease from June 1986 with no ground rent payable. The Freehold is owned by the Residents Management Company. We understand the current service charge payable is £140 per

month which includes a share of the building insurance premium, managing agent fees and WATER CHARGES, GARDEN MAINTENANCE and upkeep of common parts.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Band E



