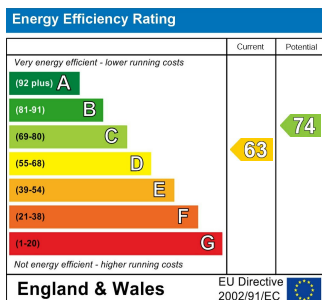


## Third Floor



Floorplans are not to scale and for guidance only



### 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](mailto: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

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FLAT 48, 98, BAYVIEW COURT  
SANDOWN ROAD  
LAKE  
PO36 9JX

£130,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• OVER 55'S • HOUSE MANAGER & RESIDENTS LOUNGE • RECENT KITCHEN & BATHROOM SUITES • OFF ROAD PARKING • RECENTLY REFURBISHED • CHAIN FREE

A self-contained 1 bedroom apartment which forms part of the prestigious Bay View Court development situated mid-way between the twin resorts of Sandown and Shanklin. The apartments are designed specifically for the over 55's and this particular apartment is located on the third floor and enjoys some far reaching views over the surrounding rooftops inland to Brading Downs. There is a lift to all floors.

The building features a communal lounge, laundry room, guest suite and the building is looked after by a House Manager who is on duty but in out of hours, residents are connected to the Wight Care Assistance Company. This apartment is ready for immediate occupation, is offered for sale in a newly decorated condition with a recently refitted kitchen and a modern shower room. It is offered chain free and also features double glazed windows and electric heating.

We understand that the development is very well run by the House Manager who organises coffee mornings and afternoon teas in the communal lounge, shopping trips and other social visits for residents to become involved in if they wish. There is a very good community spirit in the development which is often lacking in similar properties. We would recommend an internal viewing to appreciate the flat with its character accommodation.

#### GROUND FLOOR

with Manager's Office, Communal Lounge, Laundry Room and Guest Suite and Lift to:

#### COUNCIL TAX

Band A

#### THIRD FLOOR

#### ENTRANCE HALL

LOUNGE/DINER 16'1 x 10'8 (4.90m x 3.25m)

KITCHEN 7'4 x 5'8 (2.24m x 1.73m)

BEDROOM 13'4 x 8'8 (4.06m x 2.64m)

Fitted Wardrobes

SHOWER ROOM 7'7 x 5'7 (2.31m x 1.70m)

#### TENURE

The flat is held on the residue of a long lease. Ground Rent of £25 per annum. Management of Bay View Court is administered by John Rowell Property Management and we understand that the current service charge is £512.50 per quarter (£2050) per annum) which includes a share of the building's insurance, property maintenance, House Manager, gardening, communal cleaning and water charges.

#### SERVICES

Mains water, drainage and electricity

