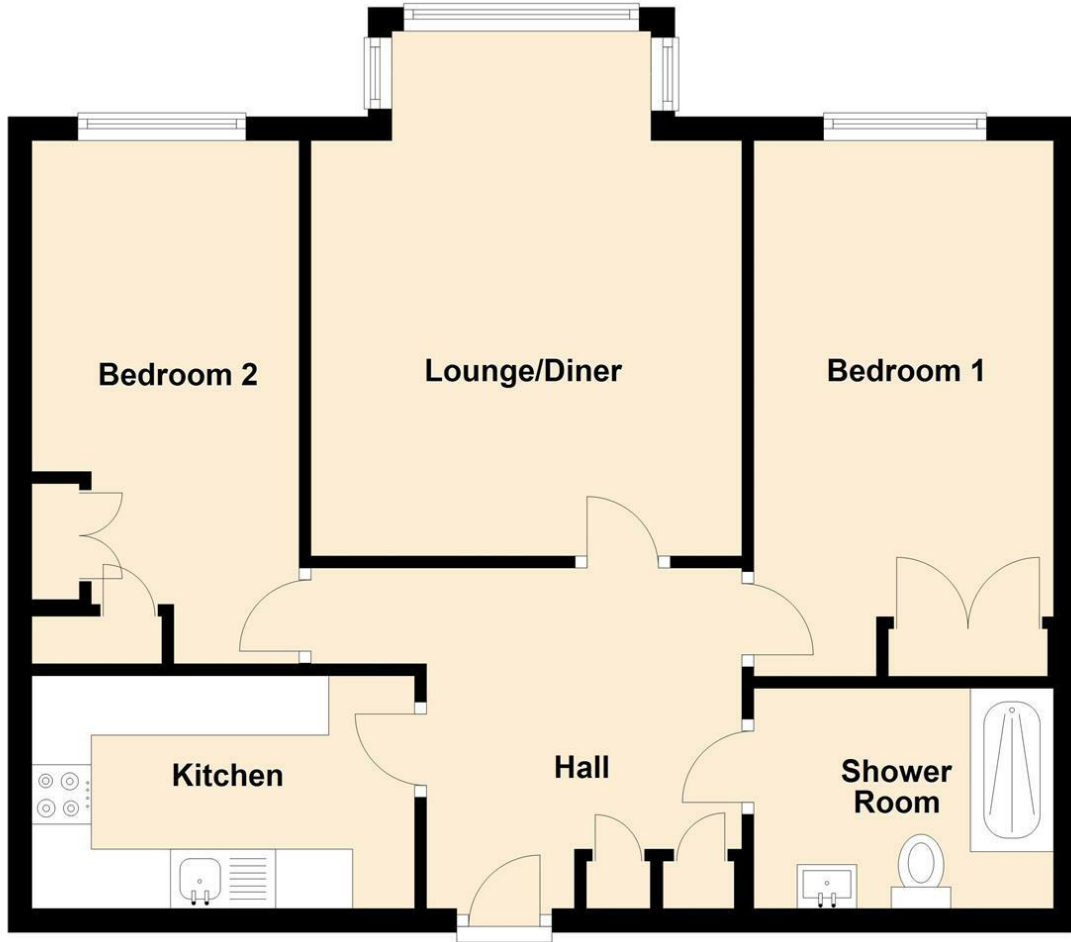


## Second Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	84
(69-80) <b>C</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			
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](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.

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- OVER 55 YEARS WITH HOUSE MANAGER • GOOD DECORATIVE CONDITION • 2 BEDROOMS • SEPARATE KITCHEN • PARKING & COMMUNAL GARDENS • CLOSE TO CLIFF GARDENS

A spacious 2 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 second floor and enjoys some far reaching views over the surrounding rooftops inland to Brading Downs. There is also 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. Residents are connected to the Wight Care Assistance Company. This apartment is ready for immediate occupation, is offered for sale in a good 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.

**ENTRANCE HALL** 11'11 reducing to 8'8 x 9'5 max  
(3.63m reducing to 2.64m x 2.87m max)

**LOUNGE** 14'3 into bay x 12' (4.34m into bay x 3.66m)

**KITCHEN** 10'7 x 6'5 (3.23m x 1.96m)

**BEDROOM 1** 14'8 x 8'3 (4.47m x 2.51m)

**BEDROOM 2** 14'5 x 7'1 (4.39m x 2.16m)

**SHOWER ROOM** 8'3 x 6'2 (2.51m x 1.88m)

#### OUTSIDE

Communal gardens to the rear of the property. The residents have a right to park one vehicle on a "first come first served" basis, visitors parking at the rear of the block.

#### TENURE

Leasehold: We understand the property is held on the balance of a 125 year lease (but this will increase to a 999 year lease)

The current service charge is £540 per quarter.

#### COUNCIL TAX - Band B

#### SERVICES

Mains electric, water and drainage.

