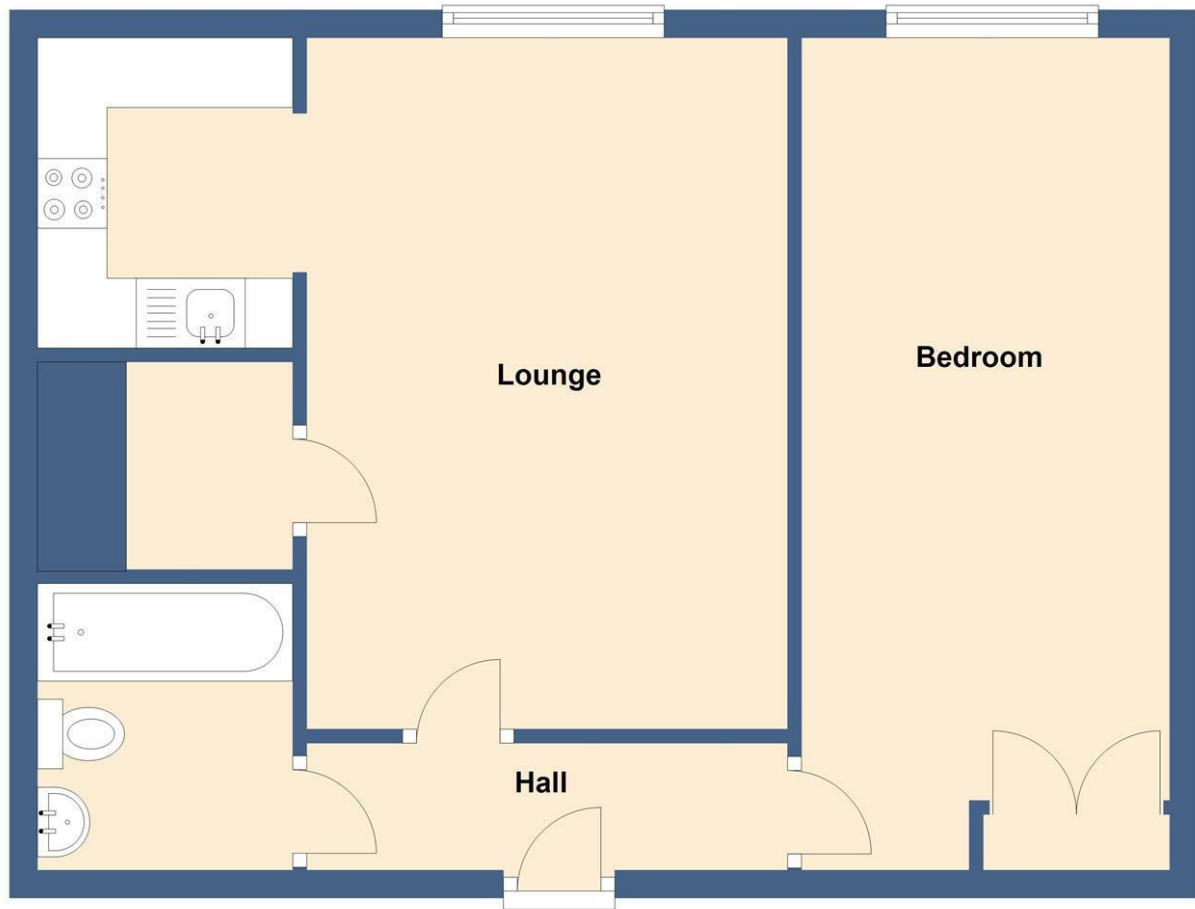


First Floor



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		
(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.

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• ONE BED FIRST FLOOR FLAT • OVER 55'S • LIFT TO ALL FLOORS • CLOSE TO CLIFF PATH • HOUSE
MANAGER • LAUNDRY ROOM • RESIDENTS LOUNGE

A purpose built first floor retirement flat being well located in a popular retirement complex that is well situated on the cliff top and having relatively easy access to the local Tesco store at Lake and the main town of Sandown with amenities that include medical doctors surgery, Heights Leisure Centre and Boots Pharmacy and a selection of many of other shops. Also close by is the Esplanade and beach.

Features and benefits to the flat include electric heating, uPVC framed double glazed windows, background Downland Views from the bedroom and sitting room and a residents car park.

Benefits to the retirement complex include a house manager, a lift to all floors, provision to connect to the 24hr Wight Care, laundry room, residents lounge.

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To fully appreciate the property we would recommend an internal viewing. It comprises:-

GROUND FLOOR MAIN ENTRANCE

STAIRS AND LIFT LEADING TO FIRST FLOOR

FRONT DOOR LEADING TO ENTRANCE HALL

SITTING ROOM 16'3 x 11'8 (4.95m x 3.56m)

fireplace, night storage heater and background views towards the surrounding Downland. Built in airing cupboard with immersion and water tank. Electric meter. Opening from Sitting Room to:

KITCHEN 7'3 x 5'11 (2.21m x 1.80m)

With single drainer sink unit inset in laminate worktops with wall and base units. Electric cooker point and extractor unit over.

BEDROOM 17'7 x 8'8 (5.36m x 2.64m)

With night storage heater, fitted wardrobes with mirrored doors and again super background views towards the Downland.

BATHROOM

With pampas suite comprising easy access bath with electric shower over, vanity wash basin unit and low flush WC. Heated towel rail and extractor unit.

OUTSIDE

As previously mentioned there is a car park, with non allocated spaces for the residents use and additional visitors spaces. Communal garden area and bin store.

SERVICES

Mains electricity, water and drainage.

TENURE

Held on the balance of a 125 year lease from 1989 with a current rent £265.20 for six months. We understand that the current service charge which includes a share of the buildings insurance premium is £1,524.53 again for a six month period.

COUNCIL TAX

Council Tax Band B (Can be confirmed on the government website)

