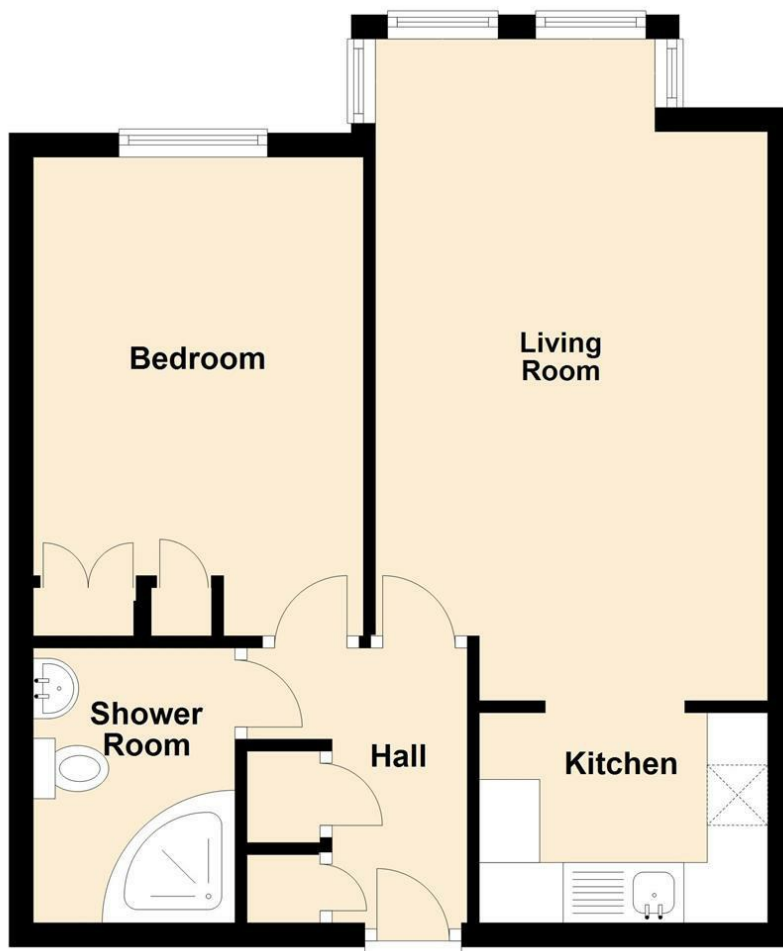


Second Floor



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		83	84
(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.

LOVE WHERE YOU LIVE

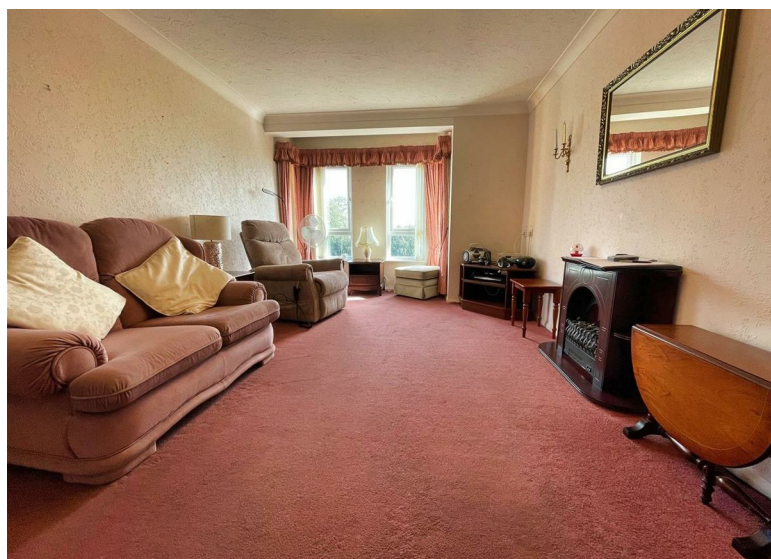
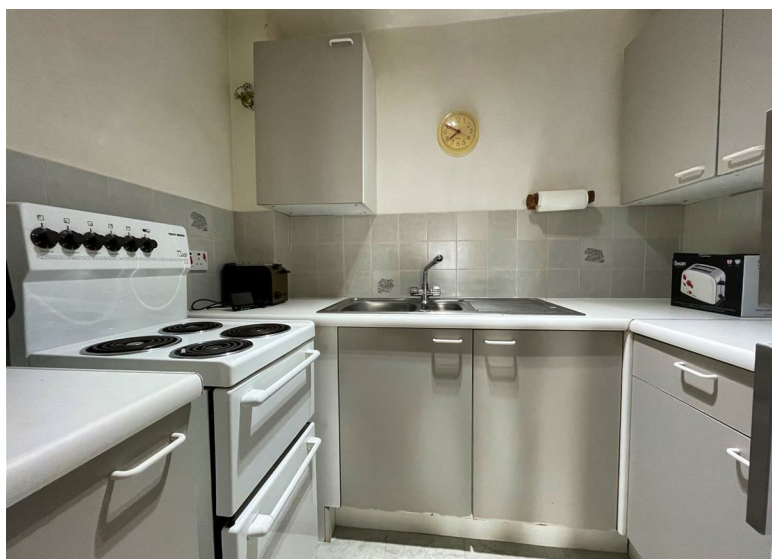
46 REGENT STREET
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01983 868 333
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- OVER 55'S COMPLEX • 1 BED SELF CONTAINED APARTMENT • ORP ALLOCATED • VISITOR PARKING • COMMUNAL GARDENS • SOUGHT-AFTER BUILDING

****Over 55's Only**** A purpose built retirement flat being located to the rear of the building on the second floor and situated towards the outskirts of Shanklin being about 1 mile distance from the town centre shops and amenities. Features and benefits to this apartment include electric heating, replacement UPVC double glazed windows and sea views towards the English Chanel from the Bedroom and Lounge/Diner. Outside there is residents communal parking and a further visitor parking area and there are communal gardens to the rear of the block. Bayview Court is a well established and in our opinion, a well run block with an onsite house manager, a lift to all floors, a communal lounge for the residents, laundry room and also a visitors guest bedroom (which is on a paid basis). For those seeking a quieter lifestyle we would recommend an internal viewing. It comprises:-

Security Entrance to Hallway

with stairs and lift to all floors.

Second Floor

Flat front door to Entrance Hall.

Lounge/Diner 10'5 x 18'1 (3.18m x 5.51m)

archway to

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

Bedroom 13'5 x 8'7 (4.09m x 2.62m)

Shower Room

Outside

As previously mentioned there is a communal residents car park and a further visitors car park area. Communal gardens to the rear.

Services

Mains electricity, water and drainage.

Tenure

Leasehold. We understand that the flat is held on a 125 year lease from 29/09/91 and the current service charge is £547.50 per quarter that includes building insurance, communal electric, lift charges and House Managers Salary.

Council Tax

Band A

