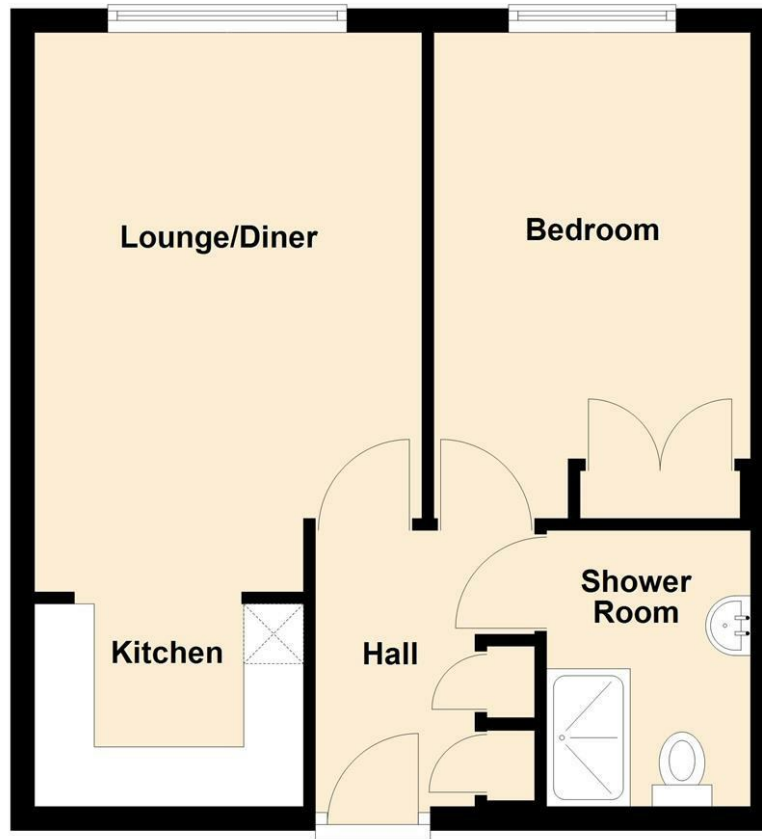


Second Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 38.9 sq. metres (418.3 sq. feet)

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.

LOVE WHERE YOU LIVE

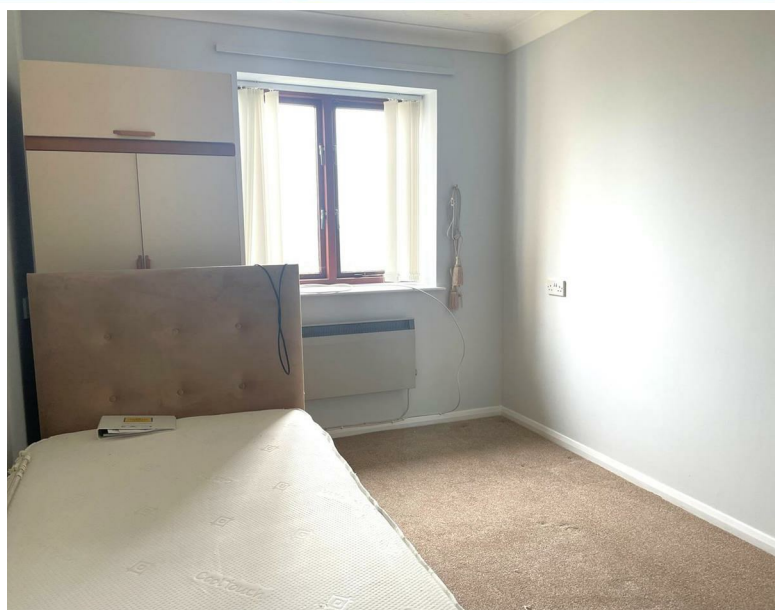
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



29 BAYVIEW COURT
98 SANDOWN ROAD
LAKE
PO36 9JX

£99,950



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



- OVER 55s COMPLEX • 1 BED SELF-CONTAINED APARTMENT • COMMUNAL PARKING • VISITOR PARKING • COMMUNAL GARDENS • POPULAR RETIREMENT BLOCK

OVER 55s ONLY. A purpose built retirement flat being located to the rear of the building on the second floor and being situated towards the outskirts of Shanklin being about one mile distant from the Town Centre shops and amenities.

Features and benefits to this apartment include electric heating, sealed unit wooden framed double glazed windows and sea views towards the English Channel from both the Lounge and Bedroom. Outside there is residents' communal parking with a further visitor parking area to the rear. Communal gardens to the rear of the complex.

Bayview Court is a well established and in our opinion a well run block with an onsite House Manager, a lift to all floors, Communal Lounge for the use of the residents, Laundry Room and also a visitors' Guest Bedroom (which is on a paid basis). The flat is offered with NO ONWARD CHAIN and comprises:

SECURITY COMMUNAL ENTRANCE and HALLWAY

with stairs and lift to all floors.

FLAT 29

ENTRANCE HALL

LOUNGE/DINER 10'8 x 13'4 ext to 15'4 (3.25m x 4.06m ext to 4.67m)

KITCHEN 5'7 x 7'4 (1.70m x 2.24m)

BEDROOM 13'4 into wardrobe x 8'5 (4.06m into wardrobe x 2.57m)

SHOWER ROOM

OUTSIDE

As mentioned there is a communal residents' car park with 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 1991 and the current service charge is £2190 pa that includes Buildings Insurance premium, communal electric, lift charges and the House Manager's salary.

COUNCIL TAX

Band A

