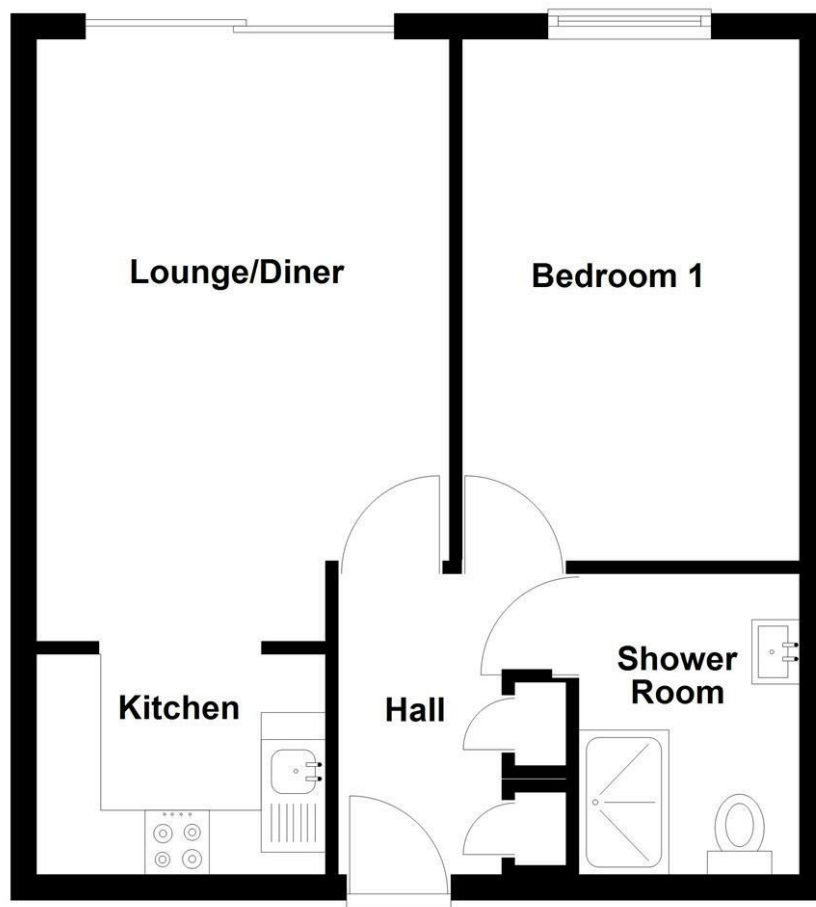
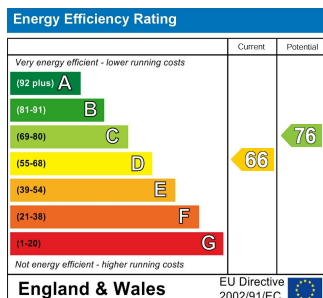


Ground Floor



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

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

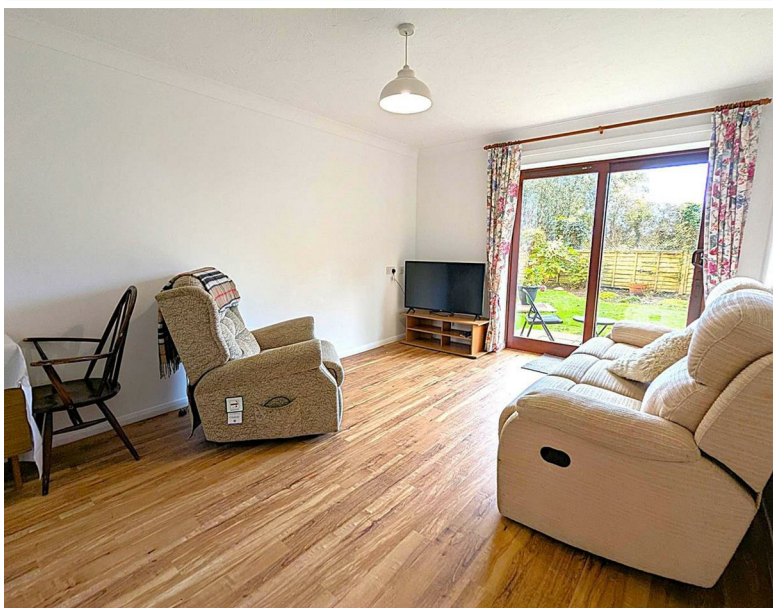
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



BAYVIEW COURT, 98
SANDOWN ROAD
SANDOWN
PO36 9JX

£130,000



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



- CHAIN FREE • OVER 55 YEARS ONLY • WELL PRESENTED • DIRECT ACCESS TO THE COMMUNAL GARDENS • RECENT SHOWER ROOM AND KITCHEN • RESIDENT PARKING

****Over 55's Only**** A purpose built Ground Floor retirement flat being located to the rear of the building with direct access from the Lounge to the Communal Gardens 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, double glazed windows, recently fitted Shower Room and Kitchen suites and new floor coverings throughout. 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).

We would recommend an internal viewing. It comprises:-

COMMUNAL ENTRANCE

With house manager office and community room

Mains water, drainage and electricity

ENTRANCE HALL

Two storage cupboards

LOUNGE/DINER 15'4 max x 10'6 (4.67m max x 3.20m)

With direct access to communal gardens

KITCHEN 7'5 x 5'7 (2.26m x 1.70m)

BEDROOM 13'4 x 8'6 (4.06m x 2.59m)

Fitted wardrobe cupboard

SHOWER ROOM 7'8 x 5'8 (2.34m x 1.73m)

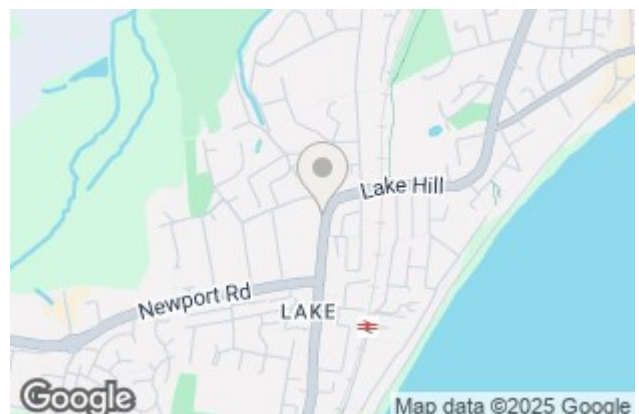
OUTSIDE

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



TENURE - Leasehold

The flat is held on the residue of a 125 year 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.



COUNCIL TAX - Band A

SERVICES

