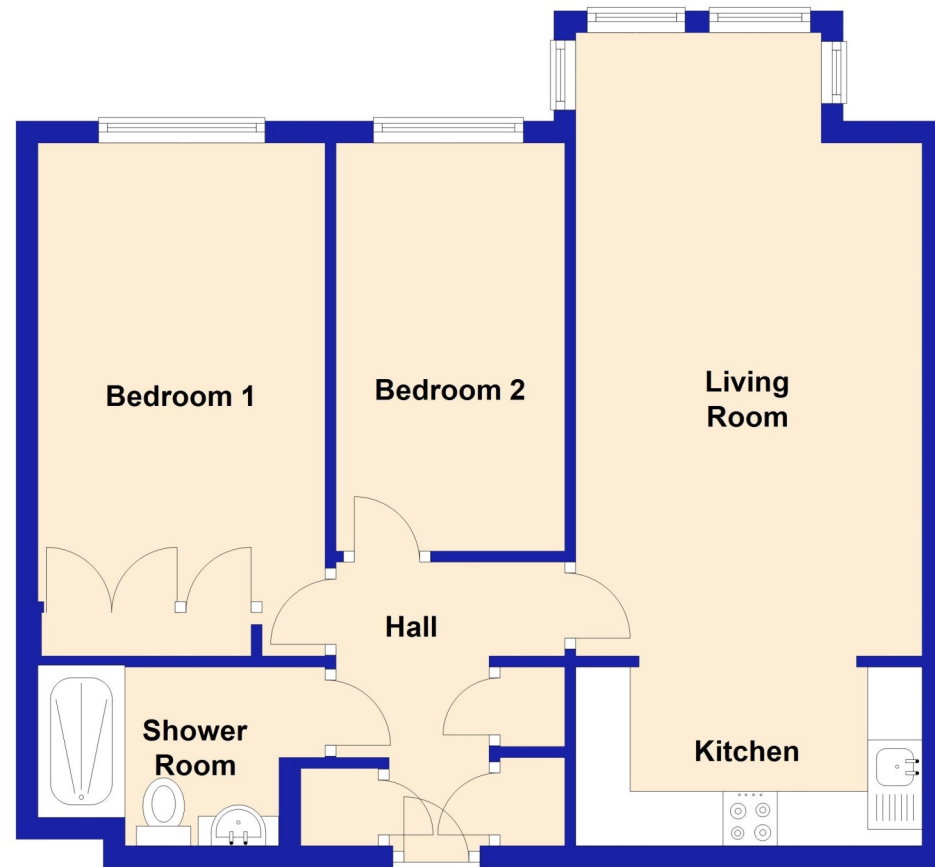
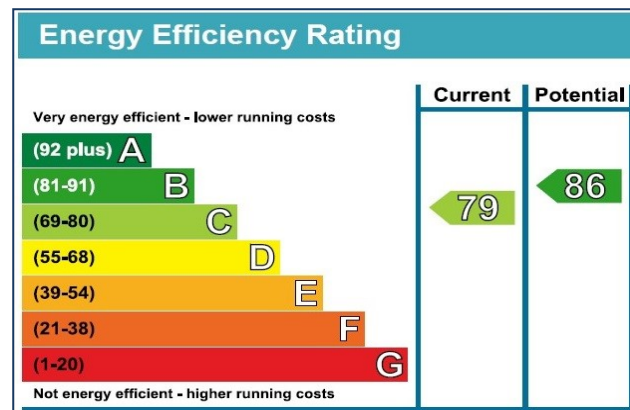


Second Floor



Floorplans are not to scale and for guidance only



32 Bay View Court, 98 Sandown Road

Lake, Isle of Wight, PO36 9JX

£167,500

These particulars are issued on the strict understanding that all negotiations are conducted through Arthur Wheeler. 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 purchaser. If there is anything of special importance, please contact the office and we will clarify this information.

MORTGAGE ADVICE

If you require a mortgage or financial advice we recommend that you contact the local firm of Mi Finance. Being "Whole of Market" means that they are not tied to any financial institution and they can access the whole of the Mortgage Market to find a mortgage to meet your requirements. Telephone Erling Holmberg on 01983 865012 or Tim Benton on 01983 475360 and you will receive experienced advice on the most suitable mortgage available to you.

YOUR HOME MAY BE RE-POSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There may be a fee for mortgage advice, although this is normally paid by way of an introduction fee from the lender we arrange your mortgage with. The precise amount of any fee will depend on your own circumstances, but typically this could be 0.5% of the amount borrowed.

The Value of Experience



46 Regent Street ■ Shanklin ■ Isle of Wight ■ PO37 7AA

Telephone: 01983 868 333 ■ Email: sales@arthur-wheeler.co.uk ■ Email: lettings@arthur-wheeler.co.uk



01983 868 333

■ **www.arthur-wheeler.co.uk** ■

This self contained two bedroom apartment 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 at the rear of the building overlooking Cliff Gardens and with some super views of Sandown Bay. There is 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 who is on duty 5 days a week, but in out of hours, residents are connected to the Wight Care Assistance company.

It is unusual to find a two bedroom apartment and this particular one features a recently refitted kitchen and shower room, double glazed windows and electric heating. It is offered chain free and in our opinion is offered in a good decorative condition. We understand that the development is very well run by the house manager who organises coffee mornings and tea afternoons 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 quite often lacking in developments of this type.

We would thoroughly recommend an internal viewing of the property and apartment to fully appreciate its accommodation which comprises:-

GROUND FLOOR with Manager's Office, Communal Lounge, Laundry Room and Guest Suite. Lift to:

SECOND FLOOR

Communal Landing and Front Door with Entry Phone System to:

ENTRANCE HALL with night storage heater, telephone entry handset, cupboard with shelving containing the “Hyco” electric boiler serving the hot water supply, broom/store cupboard and a cloaks cupboard.

SHOWER ROOM recently refitted and having fully tiled walls with a large shower cubicle enclosed by glass panel and fitted with “Triton” electric shower, vanity wash basin with storage under and WC. Electrically heated towel rail, electric wall mounted fan heater and mirrored cabinet.

BEDROOM 1 15’3 x 8’8 (4.66m x 2.65m) uPVC double glazed window to rear aspect with sea views and a fitted treble wardrobe and electric panel heater.

BEDROOM 2 12’4 x 6’11 (3.76m x 2.10m) uPVC double glazed window to rear aspect with sea views and an electric panel heater.

LIVING ROOM 10’3 x 18’ (3.13m x 5.49m) into uPVC double glazed square bay window with views over cliff gardens and super sea views and coal effect electric fire. Wide opening to:

KITCHEN 10’5 x 5’8 (3.18m x 1.73m) refitted in a matching range of white slab fronted units comprising base cupboards and drawers with matching wall cabinets and black granite effect laminate worktops over and tiled splashbacks. Sink drainer with mixer tap, 4 ring ceramic hob with extractor hood over and high level double oven and grill.

OUTSIDE At the front and rear of the property is resident’s parking and at the rear is a well maintained Communal Garden area with mature shrubs.

Adjacent to Bay View Court is a footpath which leads to Cliff Gardens from which there is a Cliff-top walk to Sandown and Shanklin with access down to the safe, sandy beaches of Sandown Bay.

TENURE The flat is held on the residue of a 125 year lease from September 1991 at a 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 for this flat is £1,495) which includes a share of the buildings insurance, property maintenance, house manager, gardening and communal cleaning.

SERVICES Mains electric and water connected. **Water charges are included in the annual service charge.**

COUNCIL TAX Band B. Can be confirmed by the Isle of Wight Council (01983 823901).

VIEWING STRICTLY BY APPOINTMENT THROUGH ARTHUR WHEELER ESTATE AGENTS (01983) 868333

