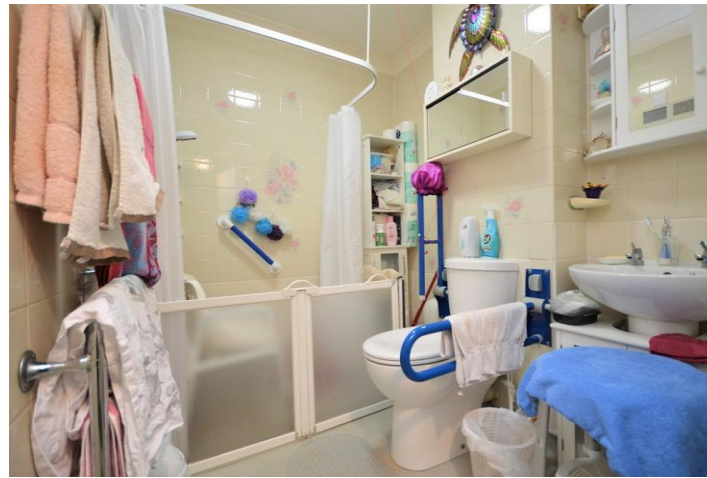




GUIDE PRICE OF £114,950
FLAT 30 CLIFF COURT, CURRIE ROAD, SANDOWN,
ISLE OF WIGHT, PO36 8NU

Hose
Rhodes
Dickson





GUIDE PRICE OF £114,950

FLAT 30 CLIFF COURT, CURRIE ROAD, SANDOWN, PO36 8NU

Situated on the Cliff Path boasting beautiful far reaching sea views is this delightful apartment designed for the over 55's. With direct access to the beach and just a short stroll away from Lake High Street with its local shops and amenities, Cliff Court is an ideal, low maintenance development of beautiful presented apartments.

The accommodation is located on the second floor with access via the lift or stairs. The apartment consisting of a spacious entrance hall, lounge/diner with access into the kitchen both boasting stunning sea views, two generous double bedrooms with built in wardrobes plus a fully modified shower room which benefits those with restricted mobility. Two large hallway storage cupboards. Property also benefits from storage heaters and double glazing.

Cliff Court has its own communal lounge with views out towards the sea, residents garden and parking for both residents and visitors. All residents have use of the Laundry Room on the ground floor and access to communal plug points for mobility scooters. Cliff Court benefits from a full-time house manager Monday to Friday 10:00am to 4:00pm and each flat is connected to Appello's 24 hour careline service.

Building insurance, communal services, and water rates are included within the annual service charge. The complex also has its own fully equipped on-site guest suite on the ground floor which residents can book for visitors to stay.

LOUNGE/DINER

17' 5" x 13' 1" (5.31m x 3.99m)

KITCHEN

9' 06" x 6' 00" (2.9m x 1.83m)

BEDROOM ONE

15' 04" x 9' 9" (4.67m x 2.97m)

BEDROOM TWO

10' 10" x 8' 7" (3.3m x 2.62m)

SHOWER ROOM

7' 2" x 5' 11" (2.18m x 1.8m)

Tenure

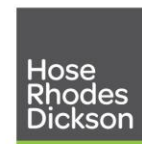
Leasehold (96 Years)

Service Charge: £2,788 Per 6 Months

Ground Rent: £583 Per 6 Months

Pets (Allowed with managements approval)

Council Tax Band: D



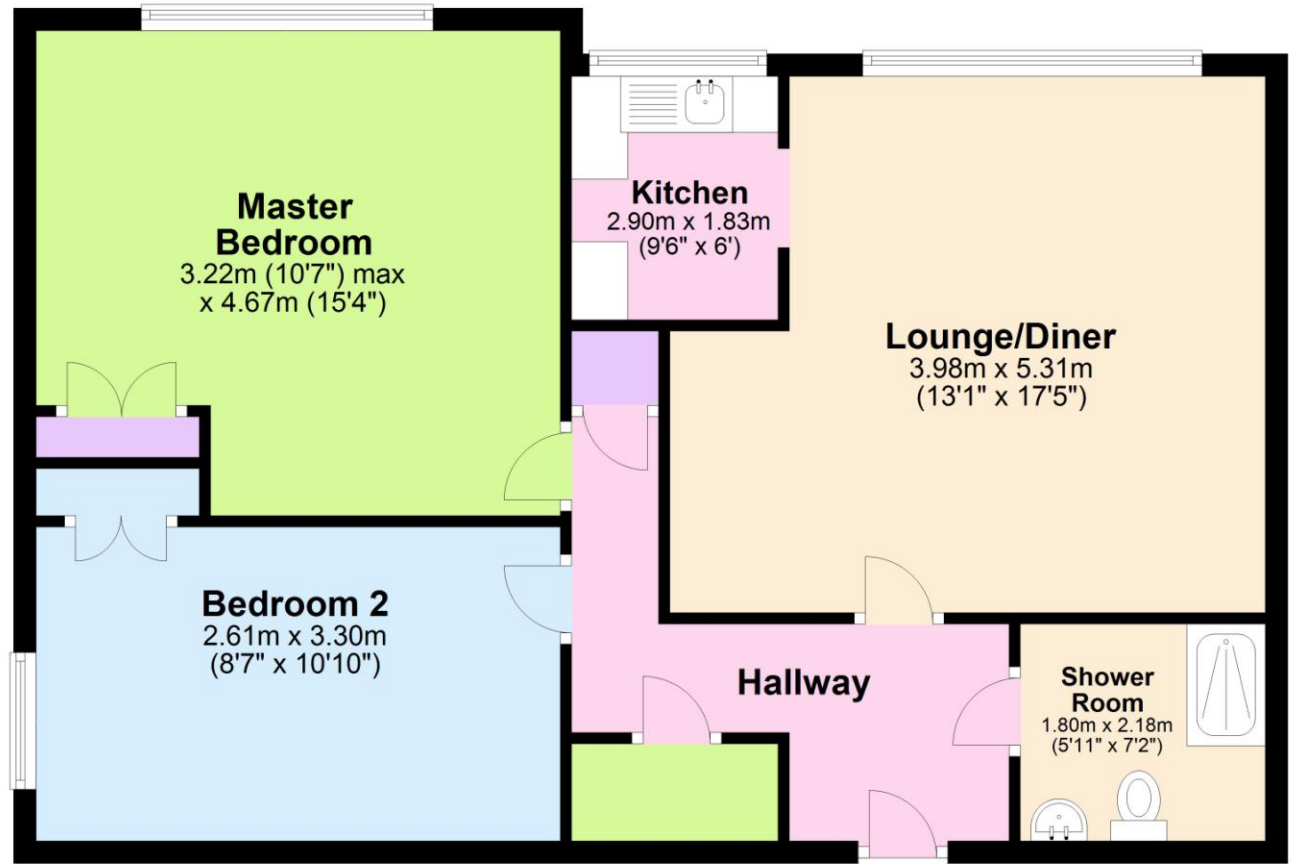
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 866000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		75	85
England, Scotland & Wales		EU Directive 2002/91/EC	

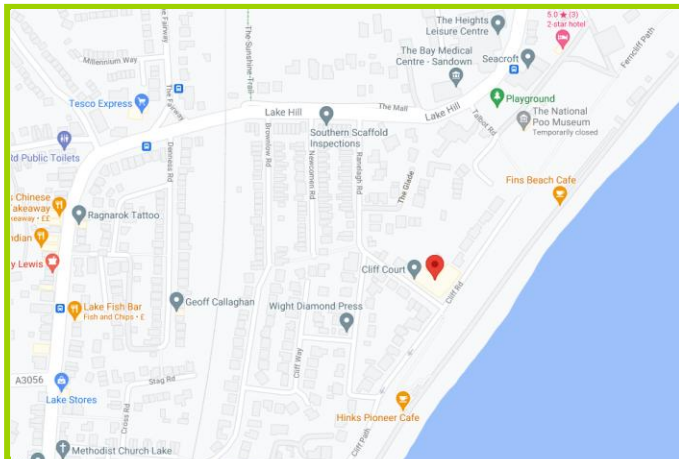
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



Where to find the property

Flat 30 Cliff Court, Currie Road, Sandown, PO36 8NU



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Shanklin Office to arrange a viewing

01983 866000 or email shanklin@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | East Cowes 219002

www.hrdiw.co.uk
Friendly service and local knowledge

