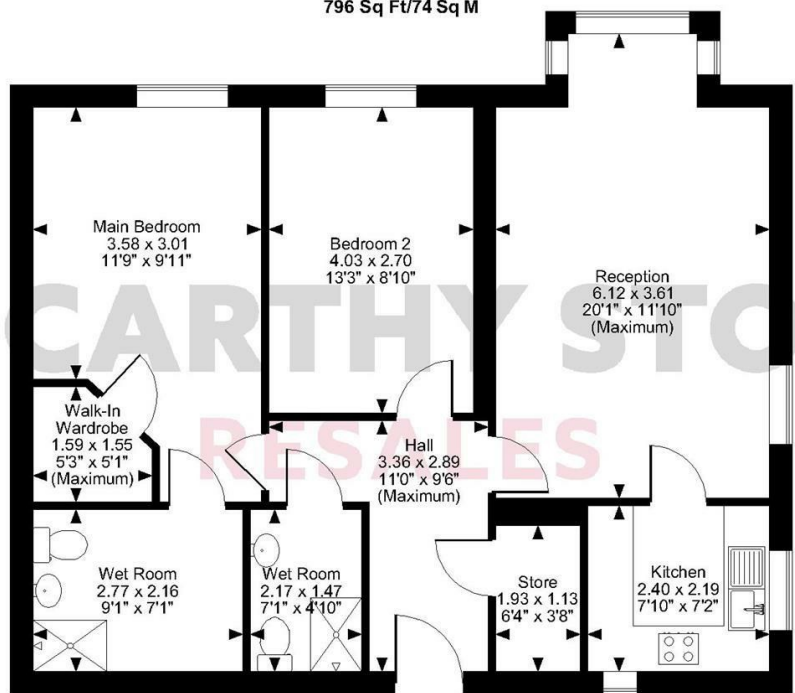
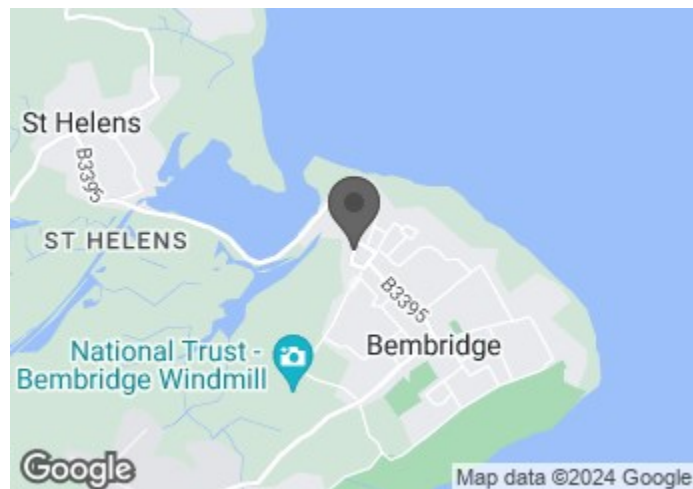


Silver Sands Court, Church Road, Bembridge  
Approximate Gross Internal Area  
796 Sq Ft/74 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**8 SILVER SANDS COURT  
CHURCH ROAD, BEMBRIDGE, PO35 5AA**



SPACIOUS two bedded Retirement Apartment offered in GREAT CONDITION and situated on the GROUND FLOOR in the very popular Silver Sands Court

**ASKING PRICE £320,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# SILVER SANDS COURT, CHURCH ROAD, BEMBRIDGE, PO35 5AA

2 BED | £320,000

## ENTRANCE HALL

Door with spy hole leads to a good-sized hallway. The 24-hour Tunstall emergency response pull cord system is situated in the hall. Walk-in storage/airing cupboard. Illuminated light switches, smoke detector, security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

## CLOAKROOM/SHOWER ROOM

WC, vanity wash basin with undersink storage and mirror with integral light over. Shower cubicle. Emergency pull cord, heated towel rail, fully tiled walls and tiled floor.

## LIVING ROOM - DUAL ASPECT

A bright and welcoming dual aspect living room, with a double-glazed window. TV and telephone points. Two ceiling lights. Glazed panelled door opens into a separate kitchen.

## KITCHEN

Excellent range of soft cream fitted units with complimenting woodblock effect worktops and matching upstands incorporating a stainless steel sink with mono block lever tap. Built-in oven with tilt and slide door, ceramic hob with stainless steel chimney extractor hood, contemporary glazed splash panel and fitted integrated fridge/freezer and free standing dishwasher. Under pelmet lighting, ceiling spotlight fitting, fully tiled floor.

## MASTER BEDROOM

Of an excellent size with extensive dropped eaves with double glazed windows allowing a flood of natural light. Luxury range of bespoke fitted bedroom furniture including bedside cabinets, drawer units and headboard (as shown) but also matching double wardrobe and two tall chest of drawer units. Further built-in wardrobe, ceiling lights, TV and phone point. Door to en-suite facilities.

## EN-SUITE

Modern white sanitary ware comprising; Close-coupled WC, vanity wash-basin with undersink storage and mirror with integral light over. Walk-in, level access shower unit both raindrop and conventional shower heads and glazed screen, towel rail, emergency pull cord, ceiling spotlight fitting. Fully tiled walls and floor.

## BEDROOM TWO

Currently very effectively used as an occasional bedroom, second sitting room/study emphasising the versatility of the accommodation. Dropped-eaves double-glazed window, ceiling lights, TV and power points.

## SILVER SANDS COURT

Silver Sands Court was constructed by multi award-winning McCarthy & Stone purpose built for independent Retirement Living for those aged over 60 years. There is a House Manager on site to provide day-to-day support and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. This is a prestigious development with fantastic homeowner facilities including a stunning communal lounge, attractive landscaped gardens and a guest suite for visiting family and friends (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability.

Silver Sands Court is located in 'up market' Bembridge, situated at the most easterly point of the Isle of Wight and is thought to be the largest village in England. It has long been regarded as a premier tourist destination. The village has three beaches, a harbour, the houseboats moored there are truly lovely. There is a RSPB nature reserve and lifeboat station, it even has it's own airport! The village centre hosts a number of independent

shops, cafes and restaurants, together with some well known high street retailers. There is a post office located in Lane End Court supermarket store.

## PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

Car parking is by allocated space subject to availability. The fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD

Lease Length: 125 years from 1st of January of 2015

Ground rent: £495 per annum

Ground rent review: 1st of January 2030

## ADDITIONAL INFORMATION

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Find out more about service charges please contact your Property Consultant or House Manager. Service charge of £4,261.27 per year until September 2024.

