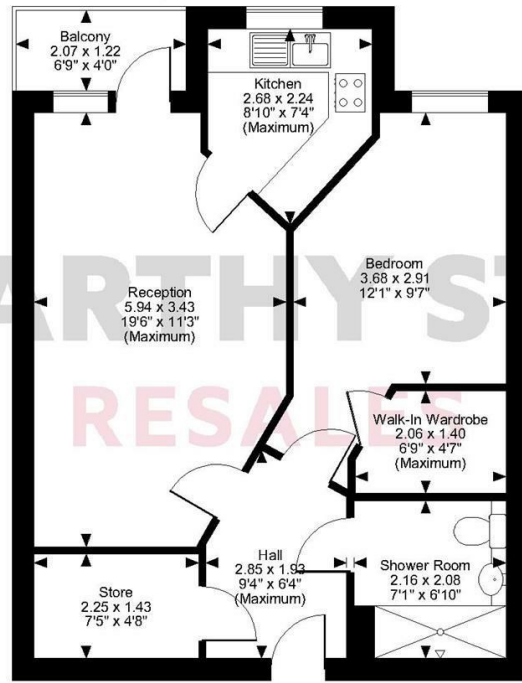


Silver Sands Court, Church Road, Bembridge
 Approximate Gross Internal Area
 547 Sq Ft/51 Sq M
 Balcony external area = 28 Sq Ft/3 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

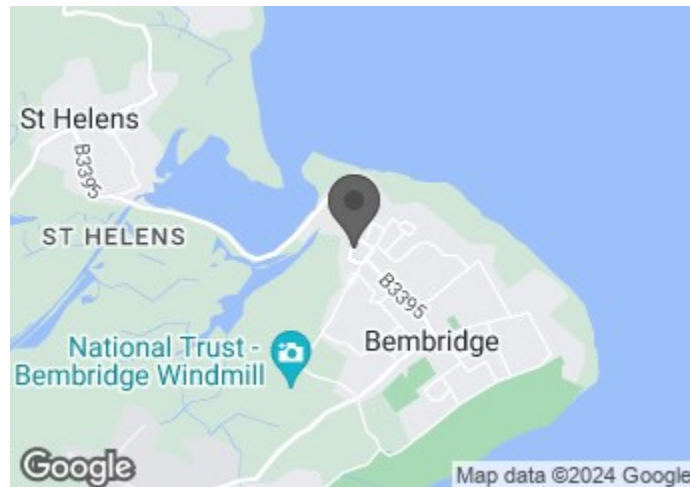
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

31 SILVER SANDS COURT
 CHURCH ROAD, BEMBRIDGE, PO35 5AA



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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QUALITY one bed second floor Retirement Apartment set in the STUNNING Silver Sands Court development with OUTSTANDING communal facilities and gardens.

ASKING PRICE £260,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SILVER SANDS COURT, CHURCH ROAD, BEMBRIDGE, ISLE OF WIGHT

1 BED | £260,000

SUMMARY

Silver Sands Court was built by McCarthy & Stone purpose built for Retirement Living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, one bedroom, lounge and shower room. The development includes a Homeowners' lounge and beautiful landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Silver Sands Court is in Bembridge situated at the most easterly point of the Isle of Wight, Bembridge is thought to be the largest village in England and has long been regarded as a popular tourist destination. The village has three beaches, a harbour, RSPB nature reserve, Lifeboat station and its own airport. The village centre hosts a number of independent shops, cafe and restaurants, together with some well known high street retailers. There is a post office located in the Lane End Road supermarket store.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment

security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

LOUNGE WITH BALCONY

With a glazed door and window leading out to the private balcony with leafy outlook. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven with retractable door, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Emergency pull cord.

CAR PARKING (PERMIT SCHEME)

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 2015
Ground Rent: £425 per annum
Ground Rent review: Jan-30

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,840.88 per annum (up to financial year end 30/09/24).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

ADDITIONAL SERVICES

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

