



- Purpose Built Ground Floor Apartment
- Good-Sized Lounge/Diner & Separate Kitchen
- Guest Suite (Available on Request)

- Complex for the Over 55's
- On-Site House Manager
- Resident's Parking

- 2 Bedrooms
- Communal Lounge & Laundry Room
- Short Walk to Beach & Minutes from the Town Centre

Apartment 6 Beatrice Court, Hope Road, Shanklin, PO37 6FF

£160,000

This ground floor apartment forms part of a purpose built complex designed specifically for people over the age of 55. Constructed in 2014, the development is conveniently located a short walk from the beach and within easy reach of Shanklin town centre and local train station with direct ferry links to the mainland.

The light and airy accommodation comprises an entrance hallway with storage, 2 bedrooms with fitted wardrobes, lounge/dining with a 'Juliet' balcony, separate kitchen and good-sized bathroom. Additional benefits include a large modern communal lounge, laundry facilities, resident's parking, a guest suite (available on request), an on-site house manager, and a 24 hour care line is available, if required.

The many communal facilities, convenient location and well-appointed accommodation makes this an ideal home for anyone looking to enjoy life by the sea with the added piece of mind that there is someone on hand in the event of an emergency. A viewing is recommended to appreciate everything this truly fantastic CHAIN FREE apartment has to offer!



Accommodation

Communal Entrance

Main Lobby & House Manager's Office

Private Entrance

Hallway with Storage

Lounge/Dining Room

19'1 max x 12'2 max (5.82m max x 3.71m max)

Kitchen

8' x 7'7 (2.44m x 2.31m)

Bedroom 1

15'5 x 8'11 (4.70m x 2.72m)

Bedroom 2

9'3 x 7'8 plus fitted wardrobe (2.82m x 2.34m plus fitted wardrobe)

Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Communal Lounge

Communal Laundry Room

Guest Suite

Outside

There are parking spaces for residents and guests located at the front and rear of the building. There are facilities to store and charge mobility scooters at the rear of the building.



Services

Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

Council Tax Band B - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



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

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date Time