



- Ground Floor Retirement Home
- Easy Access to the Cliff Path & Seafront
- CHAIN FREE
- 2 Bedrooms
- On Site House Manager
- Close to Local Shops, Bus Stops & Medical Centre
- Resident's Lounge, Laundry Room & Guest Suite
- Resident's & Guest Parking
- Viewing Recommended!

47 Cliff Court Currie Road, Lake, PO36 8NU

£77,500

This purpose built ground floor flat forms part of a development designed specifically for residents over the age of 60. The building is located in a convenient coastal position, with easy access to The Cliff Path, and just a short walk from the seafront. A local convenience store, bus stops with a regular service between Shanklin and Sandown, the medical centre and dentist's surgery are all within easy reach.

The well-presented accommodation comprises an entrance hall with storage, light and airy lounge with direct access on to the car park, a separate kitchen, 2 bedrooms with a built-in double wardrobes, and a shower room. Additionally, the building benefits from an on-site house manager, resident's lounge, laundry room, guest suite, and parking for both residents and visitors.

The very convenient coastal location and easy access to local amenities makes this an ideal retirement home for anyone looking to enjoy a quieter pace of life by the sea in one of the Island's most popular coastal settings. A viewing is recommended to fully appreciate everything this truly impressive CHAIN FREE property has to offer!



Accommodation

Communal Ground Floor Entrance

Private Entrance

Hallway

Lounge

13'11 x 11'4 (4.24m x 3.45m)

Kitchen

7'4 x 6'9 (2.24m x 2.06m)

Bedroom 1

13'11 x 7'11 (4.24m x 2.41m)

Bedroom 2

9'7 x 8'11 (2.92m x 2.72m)

Shower Room

6'8 x 5'8 (2.03m x 1.73m)

Communal Facilities

There is a resident's lounge, guest suite, laundry room, and mobility scooter storage with charging points.

Outside

There is direct access to the car park providing resident and visitor parking.



Lease Information

Lease Length - 125 years from 1989
Service Charge - £5554.00 per annum
(including water rates and a regular window cleaning service)
Ground Rent - £583.44 per annum

Services

Unconfirmed: electric, telephone, mains water and drainage.

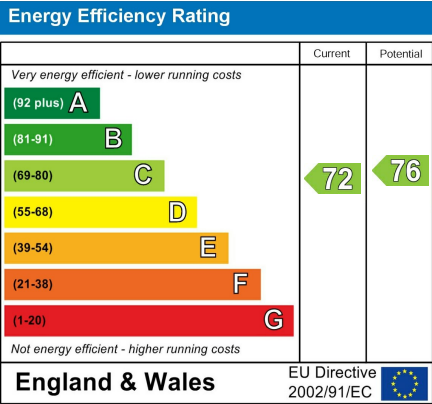
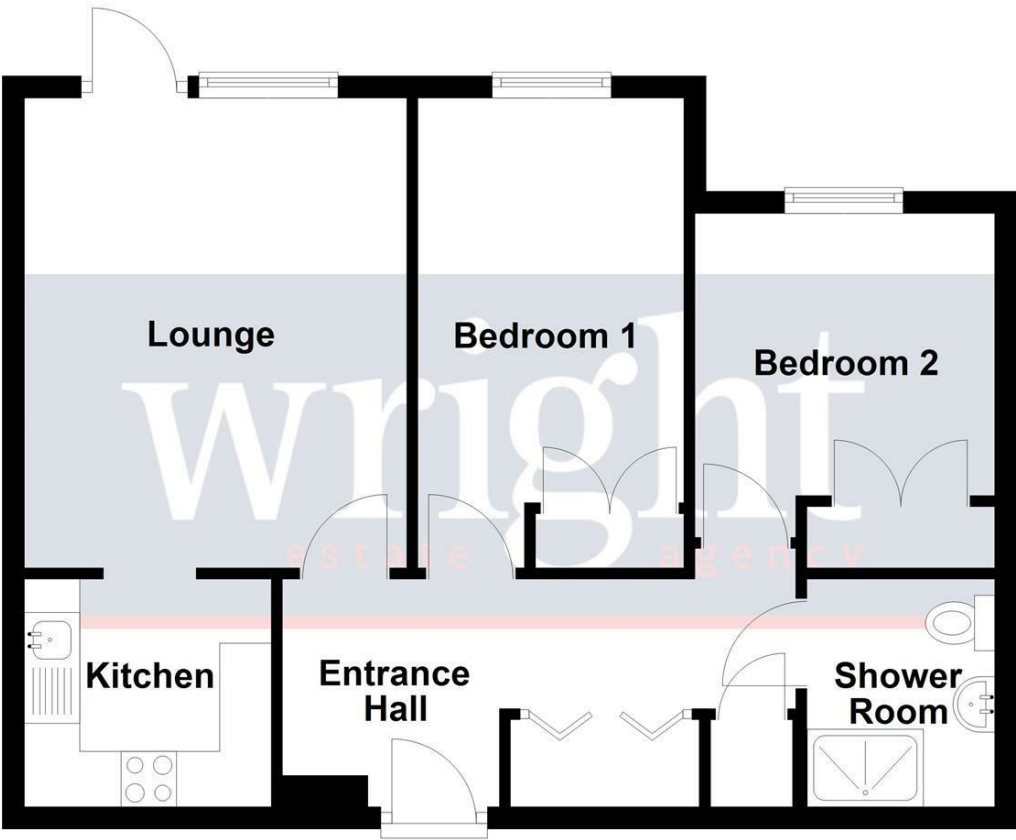
Council Tax

Band C - 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



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.



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PROTECTED



Viewing: Date Time