



- Ground Floor Apartment
- Private Access to Communal Grounds
- Onsite House Manager
- 1 Double Bedroom
- Resident's Parking
- Close to Bus Stops & The Cliff Path
- Superbly Presented Accommodation
- Communal Facilities
- Viewings Welcome

Flat 9 Bayview Court 98 Sandown Road, Lake, Isle of Wight, PO36 9JX

**£115,000**

This ground floor apartment forms part of a popular purpose-built block designed specifically for the over 55's. Bayview Court is located close to the Cliff Path with access to the beach and is on a bus route with a regular service between Shanklin and Sandown.

The well presented accommodation comprises entrance hall with ample storage, a double bedroom, lounge/diner, separate kitchen and shower room. Additionally, there is a resident's lounge, guest suite, laundry room, communal gardens and resident's parking. There is also an on-site house manager and the added benefit of the Wightcare alarm system.

The convenient ground floor accommodation and on-site facilities makes this an ideal retirement home for anyone looking for piece of mind in later life with the added bonus of living by the sea! Contact our Shanklin branch to arrange your viewing today.



## Accommodation

**Communal Entrance**

**Private Hallway**

**Lounge/Diner**

15'2 x 13'2 (4.62m x 4.01m)

**Kitchen**

7'4 x 5'8 (2.24m x 1.73m)

**Bedroom**

13'3 x 8'6 (4.04m x 2.59m)

**Shower Room**

7'7 x 5'8 (2.31m x 1.73m)

**Communal Lounge**

**Laundry Room**

**Guest Suite**

**Outside**

To the front of the building there is resident's parking with additional spaces and visitor parking located to the rear of the building. There are lawned communal gardens located to the rear of the building.



**Services**

Unconfirmed: electric, telephone, mains water and drainage.

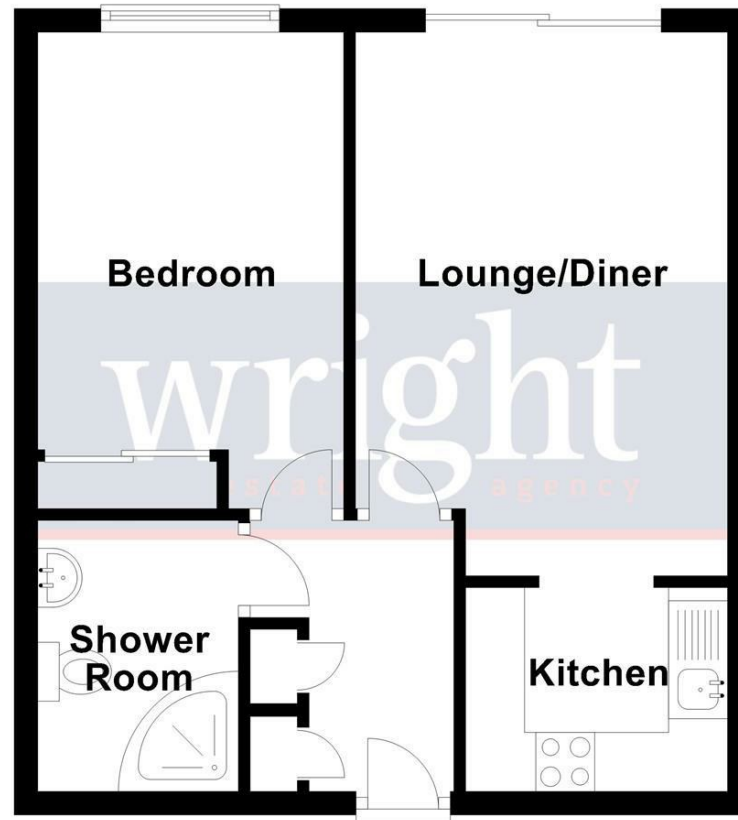
**Council Tax**

Band A - 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(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			
<b>England &amp; Wales</b>	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 .....