

39 Cliff Court

Currie Road, Sandown, Isle of Wight, PO36 8NU



PRICE: £85,000

Lease: 125 years from 1989

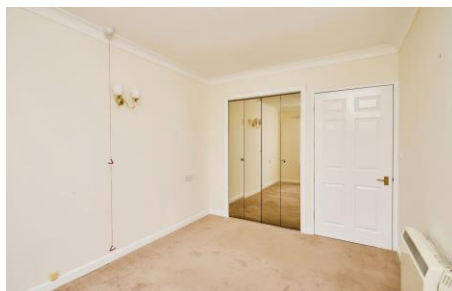
Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR

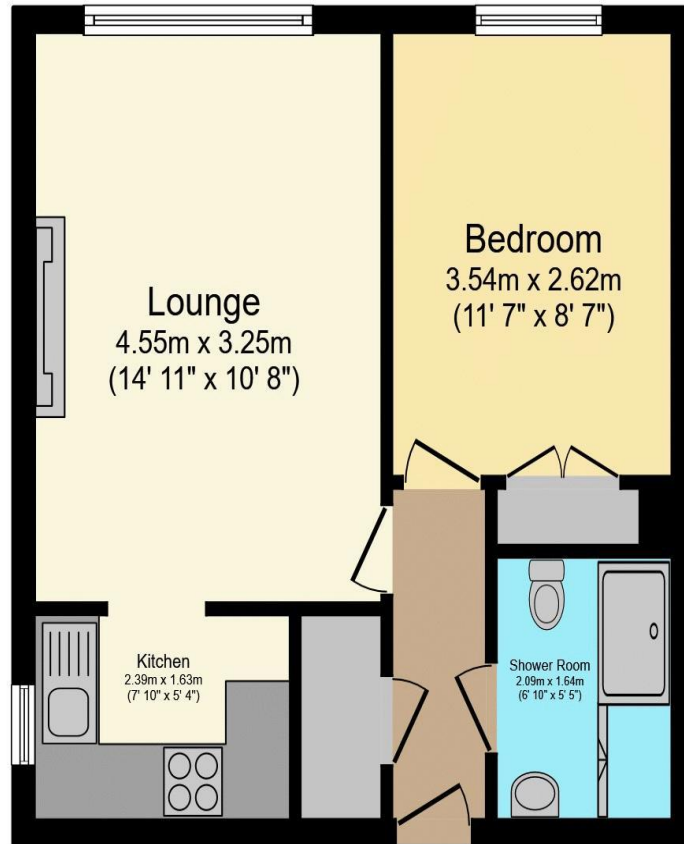
Cliff Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 properties arranged over 4 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property

- Residents' lounge and Communal Garden/Patio
- Guest Suite Communal Laundry
- 24 hour emergency Appello call system
- Some flats have Sea Views
- Communal Satellite Dish (additional fees apply)
- Visiting Development Manager
- Lift to all floors
- Lease 125 years from 1989



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 37.3 sq.m. (401 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£486.61

Ground Rent Period Review:

Next Uplift 2028

Annual Service Charge:

£3,502.76

Council Tax Band:

B

Event Fees:

1% Transfer

Nil. Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.