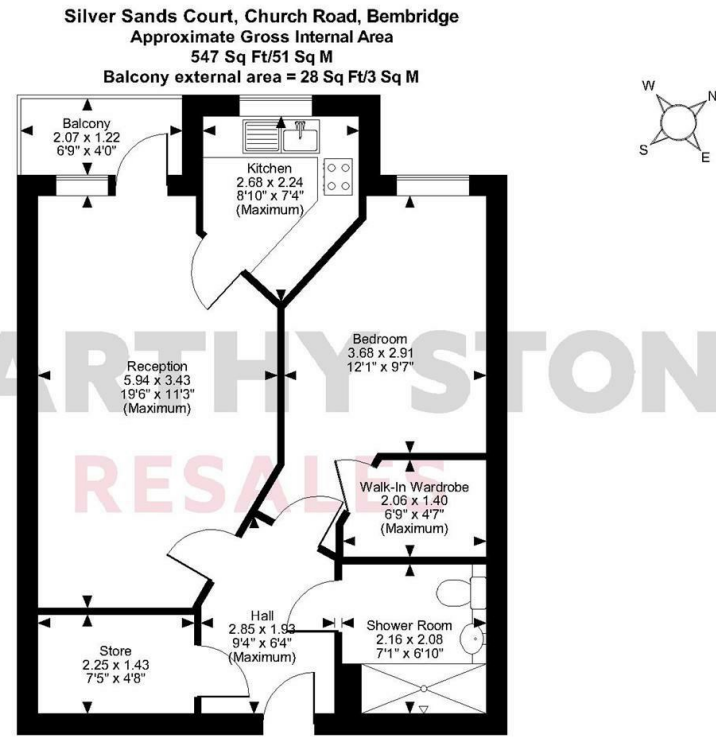


## 18 Silver Sands Court

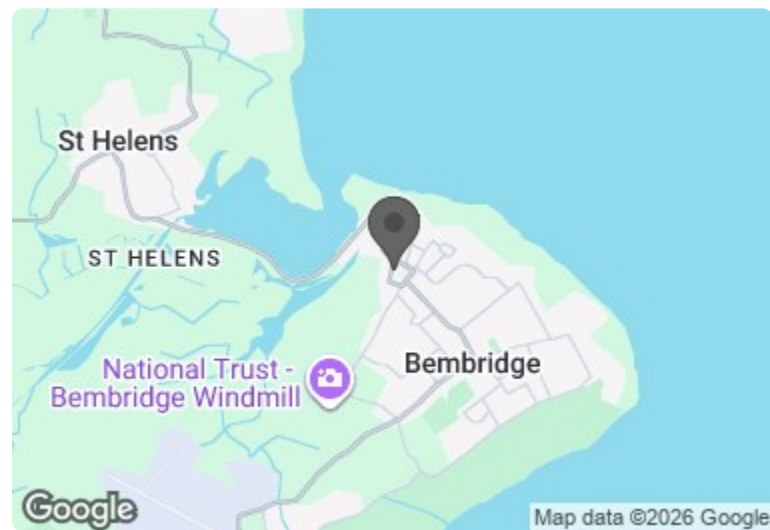
Church Road, Bembridge, PO35 5AA

**PRICE REDUCED**

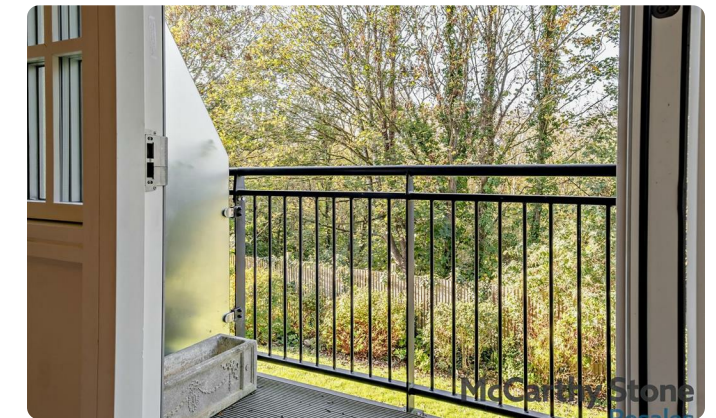


First Floor  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8596891/GMO

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £195,000 Leasehold**

SIMPLY STUNNING one bedded Retirement Apartment set in the PICTURESQUE Silver Sands Court ~expertly designed for independent retirement living~

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**

# Silver Sands Court, Church Road,

# 1 Bed | £195,000

PRICE  
REDUCED

## 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 existing furnishing are open to negotiations. 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 and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

## Lounge with Balcony

With a glazed door and window leading out to the private balcony with scenic 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, slimline dishwasher 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.

## Car Parking (Permit Scheme) subject to availability

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.

## SERVICE CHARGE (RL)

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. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,109.52 per annum (up to financial year end 30/09/2025).

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).

## Leasehold

Lease 125 Years from 2015  
Ground Rent £425  
Ground rent review: Jan-30

