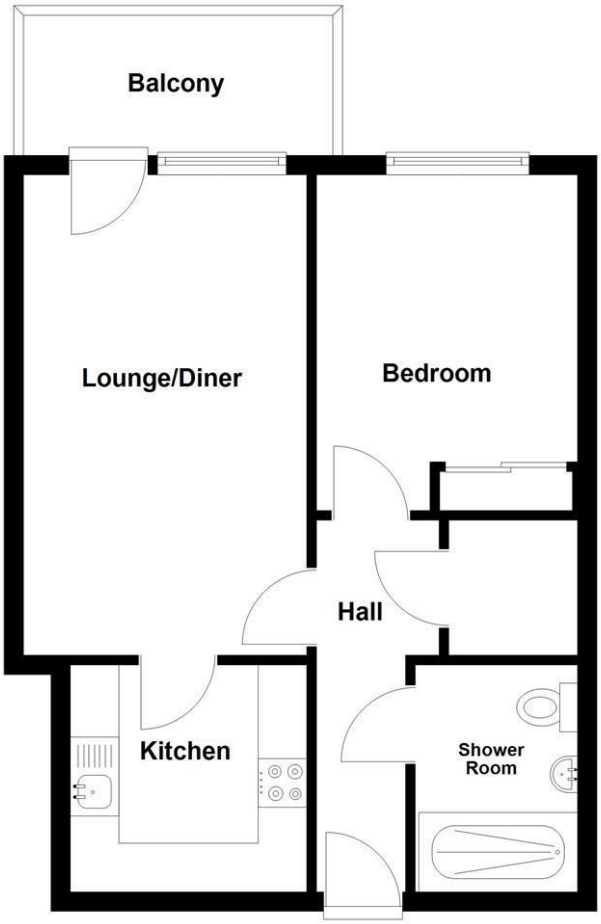
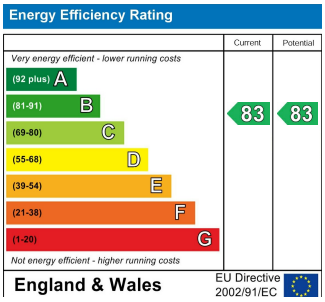
First Floor



Floorplans are not to scale and for guidance only



Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

APARTMENT 11, BEATRICE COURT
16 HOPE ROAD
SHANKLIN
PO37 6FF

£125,000

01983 868 333
www.arthur-wheeler.co.uk

• CHAIN FREE • FIRST FLOOR RETIREMENT FLAT • BALCONY WITH SEA VIEWS • ONE BEDROOM • ELECTRIC HEATING • DOUBLE GLAZED WINDOWS • RESIDENTS CAR PARK

Chain Free A first floor flat forming part of the prestigious Beatrice Court retirement development for the over 55's and featuring a well appointed residents communal Lounge, an on-site house manager and a lift to all floors.
The flat benefits from electric heating, uPVC double glazed windows, a Balcony enjoying some sea views and the use of a car park.
The property is well situated offering convenient access to both the town centre, shops and amenities and the Beach/Esplanade.
The property is offered with no onward chain and we would recommend an internal viewing to fully appreciate the property. It comprises:

ENTRANCE HALL

LOUNGE/DINER 16'2 x 9'7 (4.93m x 2.92m)
Leading to

BALCONY 10'2 x 3'9 (3.10m x 1.14m)

KITCHEN 7'8 x 8'0 (2.34m x 2.44m)
With integrated Fridge, Freezer and built in Hob & Oven with extractor over

SHOWER ROOM
With good sized shower, wash basin and WC

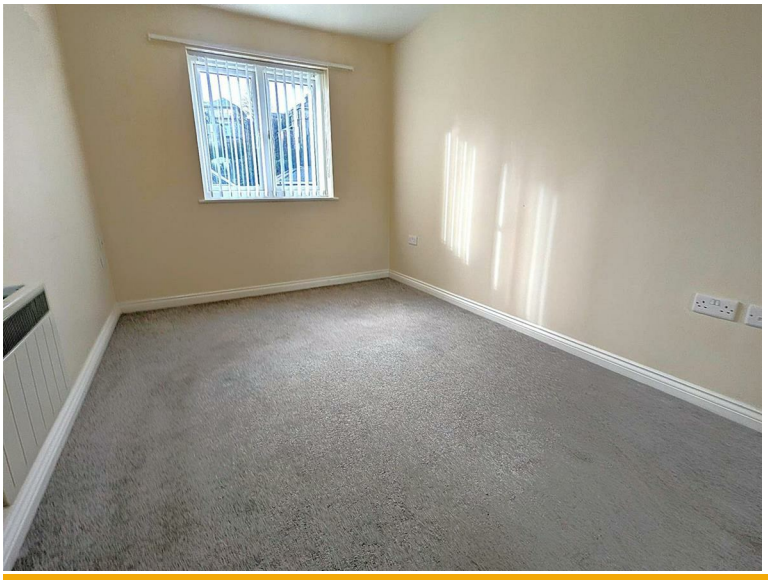
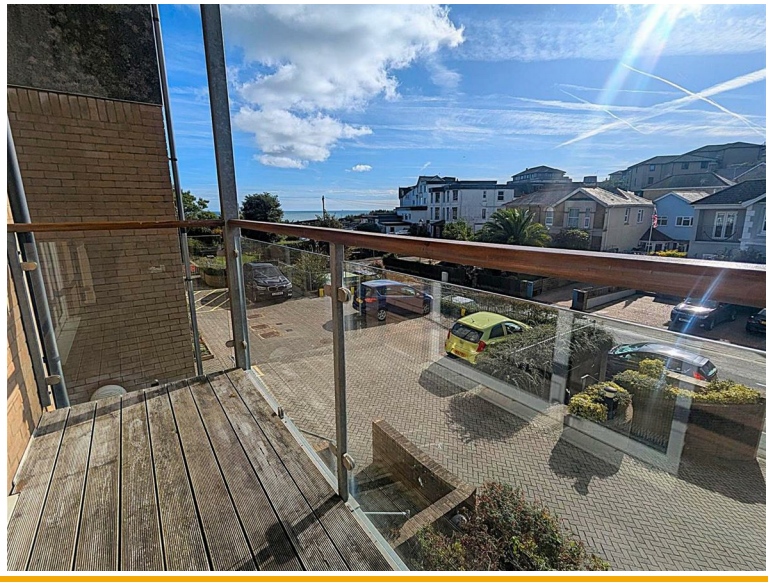
BEDROOM 12'7" x 11'3" exclusive of door recess (3.86m x 3.45m exclusive of door recess)

OUTSIDE
As mentioned, there is a non allocated residents car park

SERVICES
Main electricity, water and drainage

TENURE
Held on a lease, the current Ground Rent is £500 per annum, the Service Charge is £2350.14 per annum. Length of the Lease 125 Years from 2014

COUNCIL TAX
Band A

ARTHUR WHEELER
ESTATE AGENTS

LAMONA