

SPENCE WILLARD



17 Royal Cliff Apartments, First Floor, Grange Road, Sandown, Isle of Wight,
PO36 8FB

A luxurious cliff top 2 bedroom first floor apartment with unobstructed sea views and high specification finish situated within a private gated development with underground parking.

VIEWING

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A light and spacious property consisting of open plan kitchen/living room with balcony, master bedroom with juliet balcony and ensuite shower room, second bedroom with juliet balcony and family bathroom.

These unique properties are finished to a high standard throughout boasting fully fitted and high specification open plan kitchens, low-maintenance and tiled floors and fitted carpets. Offered with comfort of an NHBC certificate the impressive apartments also have a secure underground car park with allocated parking, and the convenience of lift access to all floors, visitors parking and the added security of video entry to all apartments. Each apartment enjoys a fantastic sea view and there are a range of balconies by the gardens and roof top terraces. Such wonderful lifestyle properties, the apartments are well suited as a holiday home, unique permanent residence or holiday let investment property with a full indicative letting forecast available by request.

Location

Sandown Bay and surrounding areas are renowned for its long stretching sandy beaches and where there is plenty to see and do. The development occupies a particularly convenient location close to the Cliff Path with direct beach access and the town centre with amenities, restaurants and cafes as well as beautiful coastal walks to Yaverland and Shanklin. A short walk from Sandown train station providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo, the entire journey time taking an estimated time of 2.5 hrs door to door.

Bathrooms

Tiled walls and flooring and usually consisting of a panelled bath with shower over, vanity unit wash basin, heated towel rail, W.C.

Open Plan Kitchen

Fitted with Corian work tops with integrated drainers, 'Smeg' sinks with mixer tap over, induction hobs and double cookers with integrated microwaves. LED spot lighting, aluminium bi-folding doors with anthracite grey external colouring.

Bedrooms

Carpeted floors and window or juliet balconies with garden outlook or sea views.

Underground Parking

Within the gated development there is allocated underground parking and plenty of visitors parking to the front and a store.

Services

Mains gas, electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators. Zoned underfloor heating, Vaillant combination boilers.

Miscellaneous

Ground Rent: £250 per annum,
NHBC certificate

Holiday Let Income

Gross projected income in year 1 up to £21,205 and rising to £23,211 in year 3.

Tenure

Leasehold - 125 year lease

Postcode

PO36 8FB

Viewings

All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

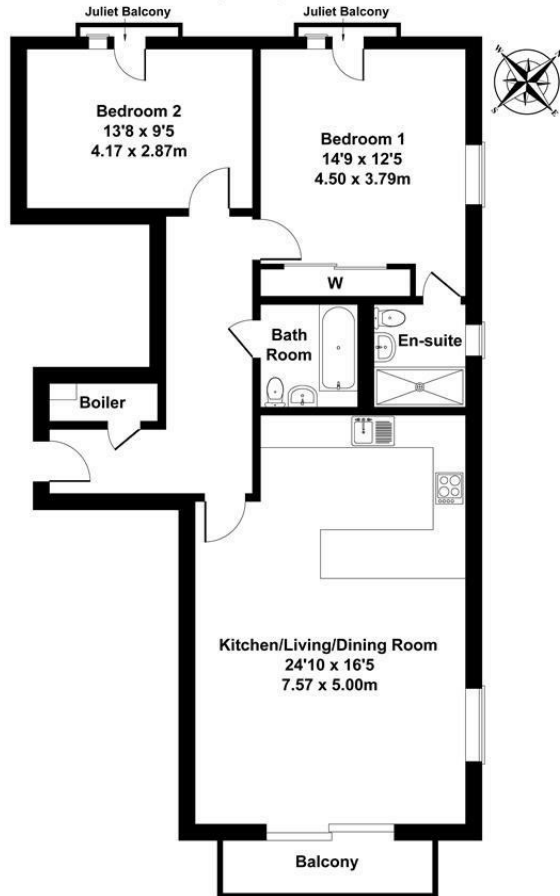
Photographs

Pictures taken in October 2018. Pictures are where possible of properties described but some generic photos of the development may be used.



17 Royal Cliff Apartments

Approximate Gross Internal Area
893 sq ft - 83 sq m



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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