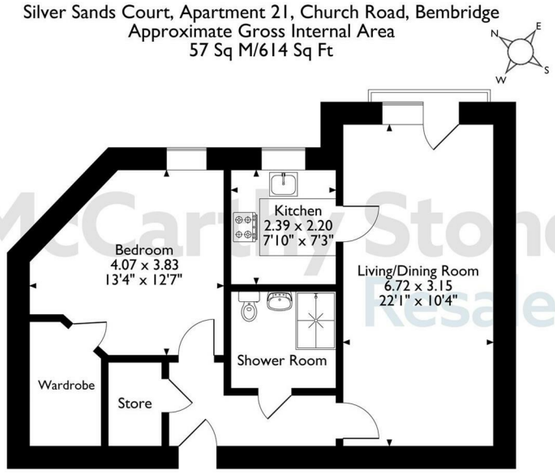
Excellent

Trustpilot

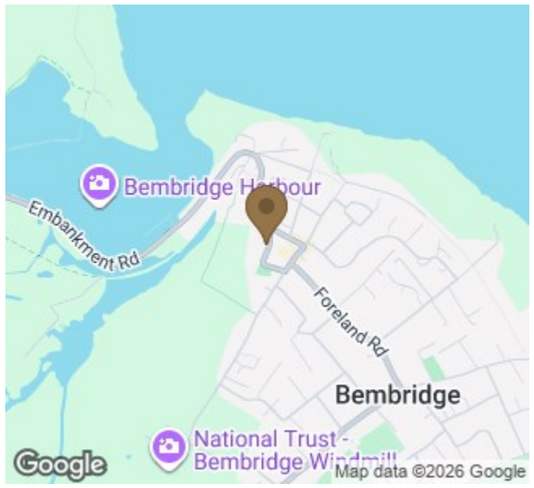
McCarthy & Stone
Resales.

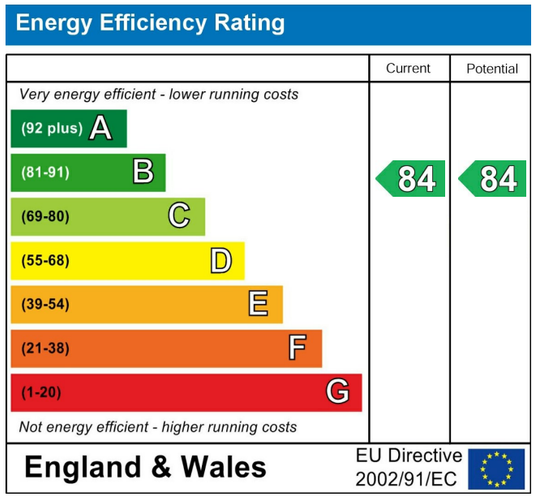
Silver Sands Court, Apartment 21, Church Road, Bembridge
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







21 Silver Sands Court

Church Road, Bembridge, PO35 5AA

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 21 Silver Sands Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- EXTREMELY WELL MAINTAINED - one double bedded Retirement Apartment.
- OFFERED IN GREAT CONDITION - ready for immediate occupation.
- Guest Suite
- MODERN fully tiled bathroom.
- Silver Sands Court - Prestigious Coastal Village location
- DEDICATED House Manager - overseeing the day to day running of the development.
- 24 hour careline for additional peace-of-mind
- STUNNING communal facilities
- BEAUTIFUL landscaped gardens
- Close to village amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Silver Sands Court, Bembridge

1 | 1 | Offers over £175,000

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 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. Doors lead to the bedroom, living room and bathroom.

Lounge with Juliet Balcony

With a glazed door and window to a Juliet balcony. 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 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. Emergency pull cord.

Car Parking (Permit Scheme)

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.

Leasehold

Lease Length: 125 Years from 2015
Ground Rent: £425 per annum
Ground Rent review: Jan-2030

Service Charge

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

Service Charge: £3,649.78 per annum (up to financial year end 30/09/27).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Additional Services

• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













