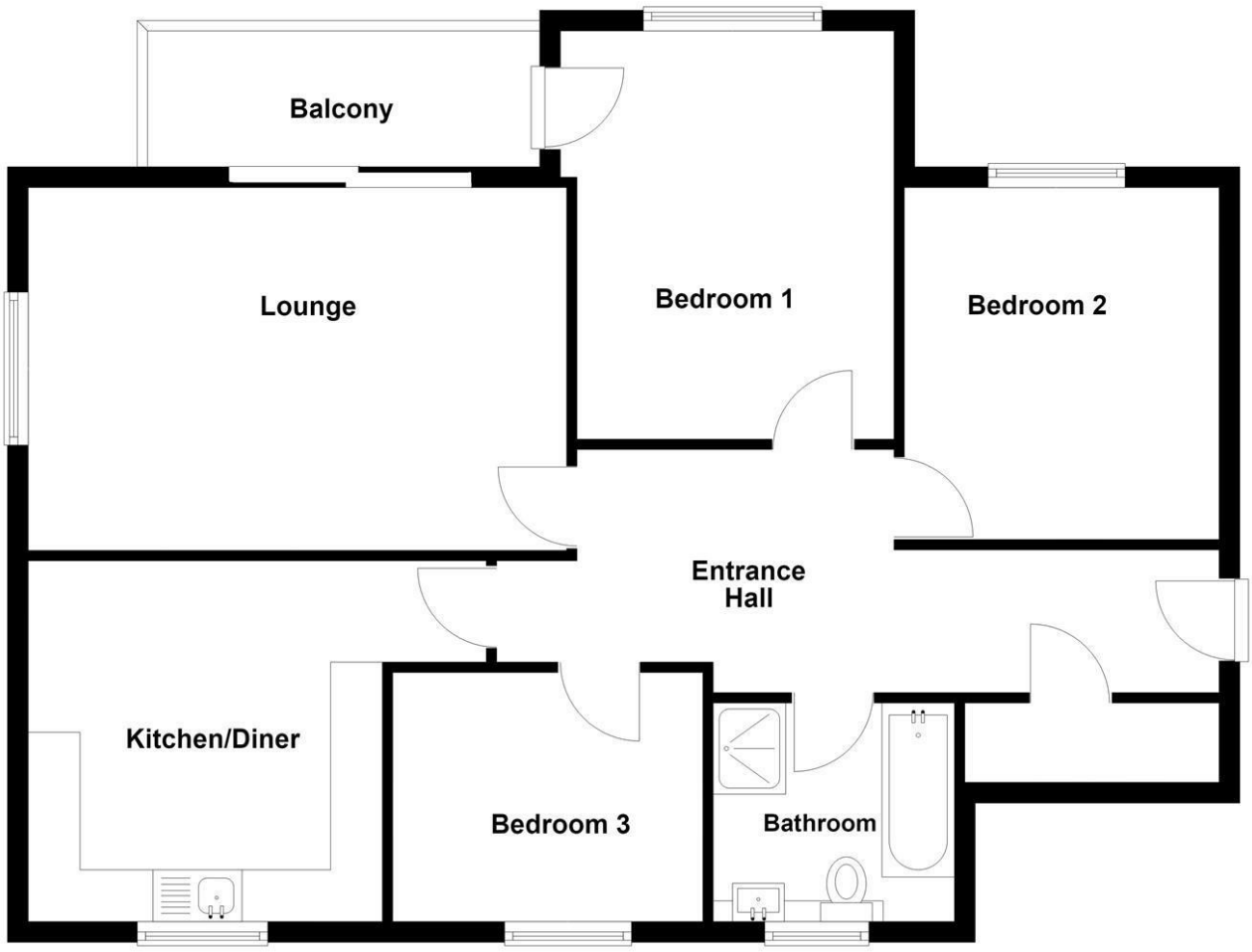
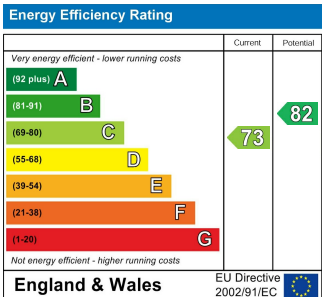
First Floor



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

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• THREE BEDROOM FIRST FLOOR APARTMENT • RECENTLY RENOVATED • BALCONY & SEA VIEWS • KITCHEN/DINER • OFF ROAD PARKING & COMMUNAL GARDENS • SUPERB CLIFF TOP LOCATION

This superb first floor apartment forms part of the prestigious and sought after Savoy Court Development which is situated in a delightful cliff-top location. Savoy Court is located just to the East of the very attractive Old Village area of Shanklin and is perched on the cliff-top just above the Esplanade and beach. Access to the beach is about a 500 yard walk down Chine Hill with the Old Village area being a similar distance and the main shopping area of the town being about 1/2 mile on a level walk. Opposite the development is access to Keats Green and the cliff path which leads all the way through to Sandown.

This apartment has been renovated throughout to in our opinion a very high standard to include the bathroom with four piece suite, kitchen/Diner and floor coverings throughout. The spacious accommodation is well planned and offers large a entrance hall and three bedrooms. Off the lounge is a balcony that can be accessed from both the lounge and main bedroom which enjoys a Easterly aspect with lovely sea views and views. Outside the apartment has a one allocated parking space and there are superb communal gardens and visitor parking is also available.

COMMUNAL ENTRANCE - Stairs to first floor

ENTRANCE HALL

LOUNGE 15'11 x 11'6 (4.85m x 3.51m)
Sea View

BALCONY 11'10 x 4' max (3.61m x 1.22m max)
Sea View

KITCHEN/DINER 14'2 reducing to 11'2 x 11'3 (4.32m reducing to 3.40m x 3.43m)

BEDROOM 1 12'6 x 10' (3.81m x 3.05m)
Sea View and door to Balcony

BEDROOM 2 11'5 x 9'10 (3.48m x 3.00m)
Sea View

BEDROOM 3 9'9 x 7'9 (2.97m x 2.36m)

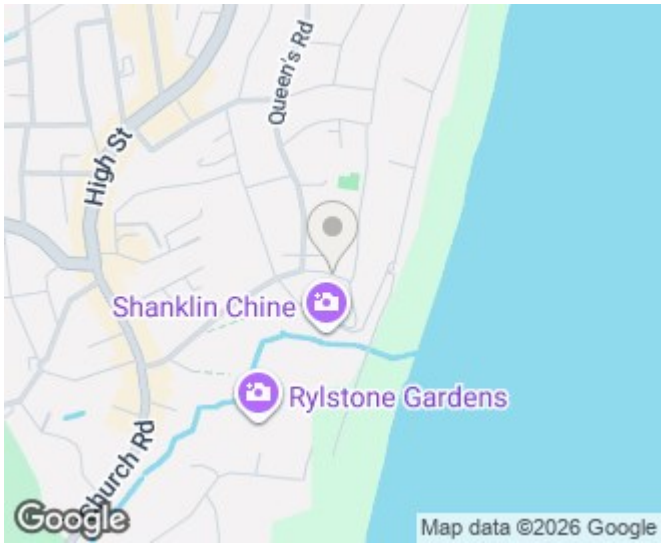
BATHROOM 7'3 x 6'11 (2.21m x 2.11m)
With a four piece modern suite including separate shower cubicle.

OUTSIDE
Communal gardens surround the property with a wide variety of mature trees, shrubs and flower boarders. Carpark area with visitor parking. This property has one allocated parking space.

COUNCIL TAX - Band D

SERVICES
Mains Electric - Water - Drainage

TENURE - Leasehold
Leasehold. Held on the balance of a 999 year lease from June 1986 with no ground rent payable. The Freehold is owned by the Residents Management Company. We understand the current service charge payable is £150 per month which includes a share of the building insurance premium, managing agent fees and WATER CHARGES, GARDEN MAINTENANCE and upkeep of common parts.



ARTHUR WHEELER
ESTATE AGENTS