

Apartment 27 Silver Sands Court Church Road, Bembridge, Isle of Wight, PO35

5AA

Offers In The Region Of £265,000

EPG Rating: B Council Tax Band: C

**ELLIOTT  
LINCOLN**  
ESTATE AGENTS & ASSOCIATES

*Reassuringly familiar, refreshingly new*



Possibly the best location in this sought after development. A one-bedroom apartment enjoying a private patio overlooking the gardens and with direct access to the pavement and village. Renowned as the UK's number one retirement builder, McCarthy & Stone's development in the heart of the village is light and spacious with a true welcoming feel. Parking available.

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**Floor Plan**  
Floor area 55.3 m<sup>2</sup> (596 sq.ft.)

TOTAL: 55.3 m<sup>2</sup> (596 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	