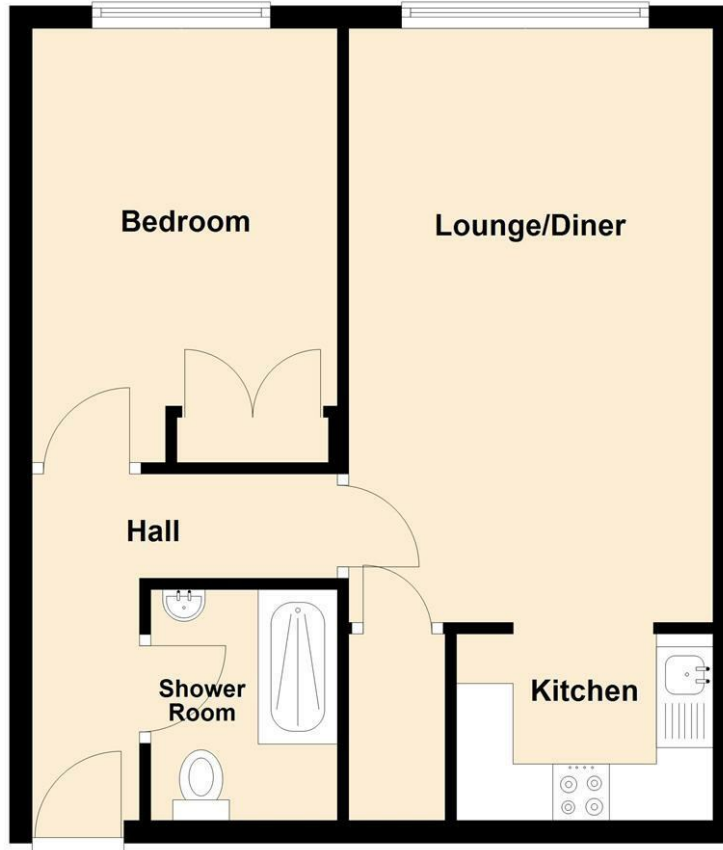


## Second Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 42.2 sq. metres (453.7 sq. feet)

Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		74	79
(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		

### 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](mailto: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.

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- **PURPOSE BUILT RETIREMENT FLAT** • **1 BEDROOM** • **REFITTED KITCHEN AND SHOWER ROOM SUITES** • **NON-ALLOCATED RESIDENTS AND VISITOR PARKING** • **ELECTRIC HEATING** • **UPVC DOUBLE GLAZING** • **LIFT TO ALL FLOORS**

A purpose built second floor/top floor flat forming part of the Cliff Court Retirement Complex which is well situated on a cliff top location but offering convenient access to the main towns of Sandown and Shanklin. Features and benefits include electric storage heaters, replacement uPVC double glazed windows and refitted kitchen and bathroom suites. Additionally there is a residents Communal Lounge, a residents Laundry Room and a security entrance system. The accommodation comprises:

#### **ENTRANCE HALL**

with ceiling hatch to roof space.

#### **SHOWER ROOM**

Refitted suite comprising quadrant shower, wash basin and low level WC.

#### **BEDROOM 10'10 exc of recess x 8'8 (3.30m exc of recess x 2.64m )**

with built in mirrored wardrobes. Background downland views.

#### **LOUNGE 10'7 x17'3 (3.23m x5.26m)**

with background downland views and walk-in airing cupboard with insulated cylinder with immersion.

#### **KITCHEN 7'3 x 5'4 (2.21m x 1.63m)**

with integrated fridge/freezer, built in hob and oven.

#### **OUTSIDE**

There is a communal residents car park with non allocated spaces and visitor parking. Communal gardens.

#### **SERVICES**

Mains electricity, water and drainage.

#### **TENURE**

Leasehold. Held on a 125 year lease from 1989

#### **COUNCIL TAX**

Band B

