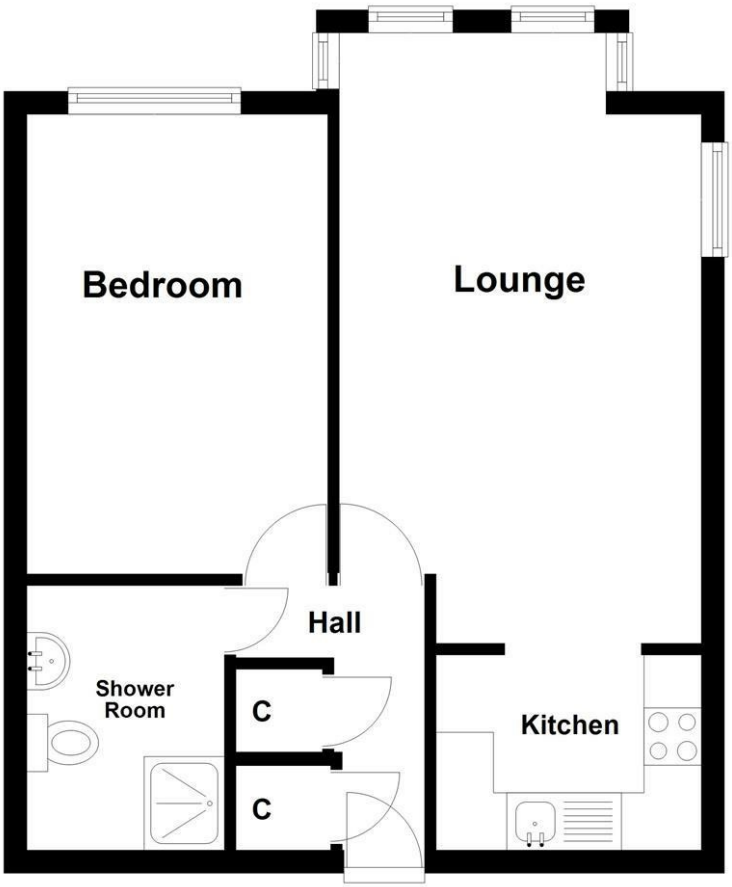
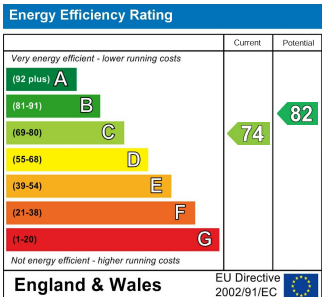
Floor Plan



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

13 BAYVIEW COURT
98 SANDOWN ROAD
SANDOWN
PO36 9JX

£89,950

01983 868 333

www.arthur-wheeler.co.uk

• CHAIN FREE • RETIREMENT FOR THE OVER 55'S ONLY • FIRST FLOOR • LIFT TO ALL FLOORS • COMMUNAL RESIDENTS PARKING • ELECTRIC HEATING • COMMUNAL GARDEN • ONE BEDROOM

A purpose built first floor retirement flat (for the over 55's only) being located to the front of the building and being well situated towards the outskirts of Shanklin town centre and within close proximity of the Cliff Path walk. The flat is warmed by electric heating and outside there is residents communal parking, a further visitor parking area and communal gardens to the rear of the development.
In our opinion, Bayview Court is a well established and well run block with an on-site house Manager, a lift to all floors, a communal Lounge for the residents, Laundry room and a visitors guest Bedroom (which is on a paid basis).
The property is offered with no onward chain, it comprises:

ENTRANCE HALL
With airing cupboard and storage cupboard

LOUNGE 10'4 x 16'0 max (3.15m x 4.88m max)

KITCHEN 7'3 x 5'8 (2.21m x 1.73m)

BEDROOM 8'7 x 13'2 (2.62m x 4.01m)

SHOWER ROOM
With shower cubicle, wash basin and WC.

OUTSIDE
Communal garden to the rear and non-allocated residents parking with additional visitors parking available.

SERVICES
Mains electricity, water and drainage available.

TENURE
Leasehold - long leasehold and we understand that the current service charge is £540 per quarter.

COUNCIL TAX
Band A

ARTHUR WHEELER
ESTATE AGENTS