



- Fabulous Ground Floor Apartment
- Patio Area & Rear Access
- On-Site House Manager

- Purpose Built Over 55's Complex
- Large Lounge/Dining Room
- Communal Lounge & Laundry Facilities

- 1 Double Bedroom with Built-In Wardrobe
- Stunning Modern Kitchen
- Resident's Parking

Apartment 3, Beatrice Court 16 Hope Road, Shanklin, Isle of Wight, PO37 6FF

£115,000

This CHAIN FREE ground floor apartment forms part of a purpose built complex designed specifically for people over the age of 55. Constructed in 2014, the development is conveniently located a short walk from the beach and within easy reach of Shanklin town centre and the associated local amenities.

The home comprises an entrance hallway with a large storage cupboard, a double bedroom with a fitted wardrobe, a large lounge/dining room with direct access to the patio area at the rear, a separate kitchen, and good-sized shower room. The home benefits from access at the rear of the building directly into the apartment. Additional benefits include a large modern communal lounge, mobility charging points, laundry facilities, resident's parking, a guest suite (available on request), an on-site house manager, and a 24-hour care line is available, if required.

The many communal facilities, convenient location and well-appointed accommodation makes this an ideal home for anyone looking to enjoy life by the sea with the added piece of mind that there is someone on hand in the event of an emergency. A viewing is recommended to appreciate everything this truly fantastic CHAIN FREE apartment has to offer!



Accommodation

Communal Entrance

Main Lobby & House Managers Office

Private Entrance To Apartment

Hallway With Storage Cupboard

Lounge/Dining Room

20'2 x 9'4 (6.15m x 2.84m)

Kitchen

7'11 x 7'8 (2.41m x 2.34m)

Bedroom

11'4 plus fitted wardrobe x 8'6 (3.45m plus fitted wardrobe x 2.59m)

Shower Room

7'9 x 5'3 (2.36m x 1.60m)

Rear Patio Area

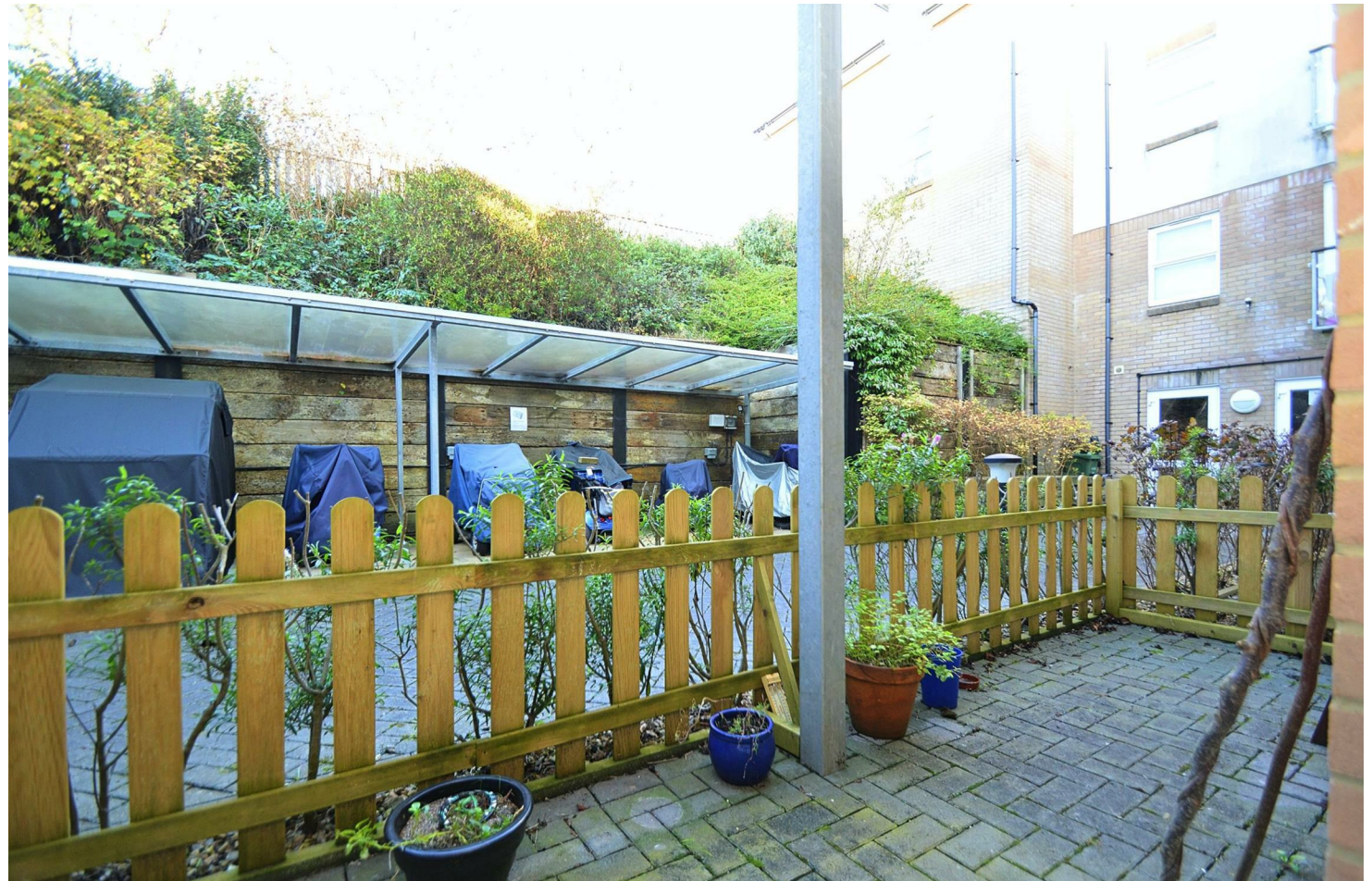
Residents Communal Lounge

Communal Laundry Room

Guest Suite

Outside

There are parking spaces for residents and guests located at the front and rear of the building. There are facilities to store and charge mobility scooters at the rear of the building.



Charges

Ground Rent £500 PA
Service Charge £2,350.14 PA
Lease Length 115 years remaining
The water is included in the service charge, along with the building insurance, the window cleaning, gardening and the use of washing and drying facilities.

Services

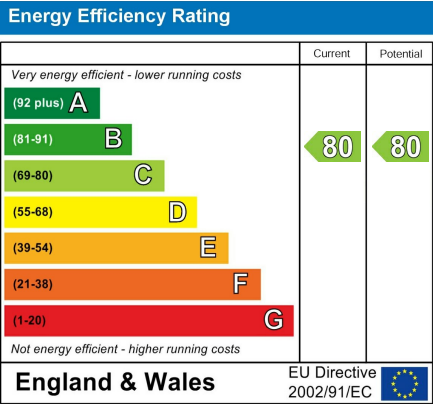
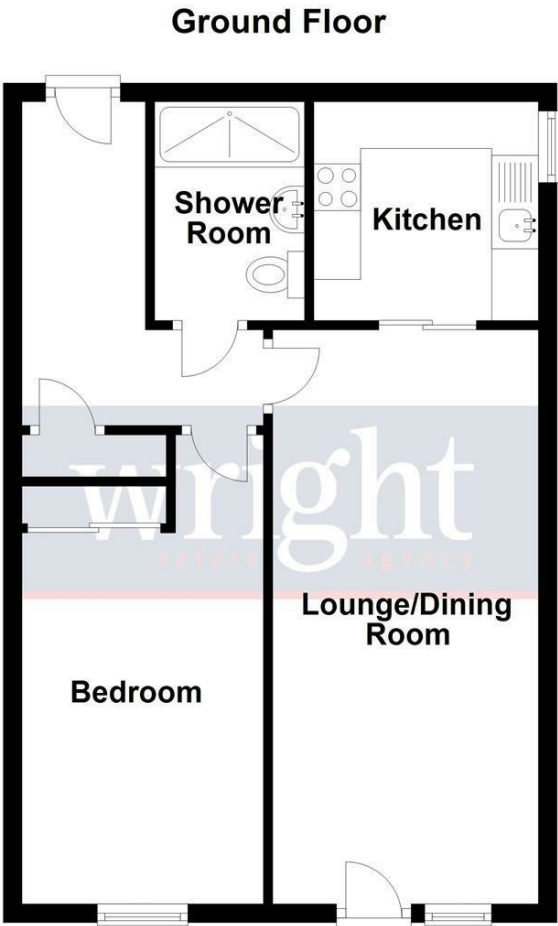
Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

Council Tax Band A - Please contact The Isle of Wight Council.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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