



**8 Beatrice Court,
16 Hope Road,
Shanklin, Isle of Wight,
PO37 6FF**

£169,950



Apartment 8 Beatrice Court is situated within a brand new development of apartments designed for the over 55's. Situated at THE FRONT of the development with a South facing balcony, these apartments appear to be the most popular from previous sales history. Now well established, Beatrice Court has built up a reputation for offering flexible living. You can make the most of the secure surroundings with a 'lock up and go' way of life enjoying week-ends away and travelling, or you can go for the 'homely' way of life by making the most of your lovely surroundings, and you can even join in with the many communal events/activities that take place. With an 'in house manager' and 24 hour care line available, you couldn't ask much more from living in Beatrice Court.

1 Bedroom

Fitted Kitchen

Double Glazed

Over 55's

Lounge

Economical To Run

CHAIN FREE

Small Private Garden



ACCOMMODATION

Communal Entrance

Main entrance lobby with secure entry system

Private Entrance

to apartment on ground floor.

Lounge 20' 2" x 9' 5" (6.14m x 2.87m)

with slimline storage heater, UPVC double glazed French doors leading to PRIVATE GARDEN.

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

with range of matching kitchen units comprising single drainer stainless steel sink unit, worktops with cupboards and drawers under, high level units, built-in 'eye' level electric oven, 4 ring electric hob with stainless steel extractor hood over, integral fridge and space for freezer, cupboard housing pressurised hot water cylinder, UPVC double glazed window to side.

Bedroom 13' 8" x 8' 6" (4.16m x 2.59m)

with slimline storage heater, UPVC double glazed window to front, built-in wardrobes with mirrored doors.

Shower Room/WC

with large shower enclosure housing mains shower unit, pedestal wash basin, low flush wc, extractor fan, heated towel rail.

Outside

Private garden to front running the length of the apartment and comprising patio and gravelled areas with plant borders.

Communal Lounge

A large comfortable room with plenty of seating. This is the 'hub' of the community where residents can meet up socially.



Communal Laundry Room

with numerous modern washer/dryers.

Guest Suite

Available by request/booking with a 'nightly charge'.

Parking

Communal parking spaces.

Mobility Scooter Store

Parking area with electric charging facilities.

Services

Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

Band A - Please contact The Isle of Wight Council on 01983 823901.

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.



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	