



**Royal Cliff, Grange Road,
Sandown, Isle of Wight, PO36 8NE**

From £230,000



Royal Cliff Apartments is an exclusive development consisting of 26 luxury purpose-built apartments with far reaching sea views stretching from Culver Down to Luccombe Bay. Private gated access leads straight on to the Cliff Path with extensive cliff top walks between Sandown and Shanklin. The nearby town centre offers a wealth of local amenities, including several popular eateries, pubs and Islandwide transport links with mainland connections.

The apartments are arranged over 4 floors, and consist of 1, 2 and 3 bedroom layouts, all with quality fully fitted kitchens, bathrooms and flooring throughout; with choices being available to buyers who are involved in the early stages of marketing. Each property benefits from a private balcony, roof terrace or garden with excellent sea views, underground secure parking with electric doors and lifts to all floors. Extra parking spaces are available to purchase with selected apartments, and visitor parking will be available, with landscaped communal gardens surrounding the development.

The superb setting and luxury accommodation would ideally suit buyers looking for 'lock up and leave' style living, either as a full-time residence or holiday home. The stunning views and accessible location also make the apartments an attractive investment opportunity as a self-catering holiday let. Free legal fees will be offered if buyers use the developer's pre-approved solicitor, and apartments can be reserved with a non-refundable £1000 deposit. Completion is anticipated in early 2018, so contact us today on (01983) 866822 for more information or to arrange a site visit.

Luxury NEW BUILD Apartments

Superb Sea Views!

Show Apartments Available Soon

1, 2 & 3 Bedrooms

Secure Gated Underground Parking

Free Legal Fees (subject to conditions)

Quality Fully Fitted Kitchens & Bathrooms

Cliff Top Location



Price List

APT 1 - £350,000 (2 BED GROUND FLOOR)
APT 2 - £235,000 (1 BED GROUND FLOOR)
APT 3 - £365,000 (2 BED GROUND FLOOR)
APT 4 - £450,000 (3 BED GROUND FLOOR)
APT 5 - £450,000 (3 BED GROUND FLOOR)
APT 6 - £375,000 (2 BED GROUND FLOOR)
APT 7 - £250,000 (1 BED GROUND FLOOR)
APT 8 - £425,000 (2 BED GROUND FLOOR)
APT 9 - £375,000 (2 BED FIRST FLOOR)
APT 10 - £230,000 (1 BED FIRST FLOOR)
APT 11 - £375,000 (2 BED FIRST FLOOR)
APT 12 - £415,000 (2 BED FIRST FLOOR)
APT 13 - £240,000 (1 BED FIRST FLOOR)
APT 14 - £395,000 (2 BED FIRST FLOOR)
APT 15 - £415,000 (2 BED FIRST FLOOR)
APT 16 - £245,000 (1 BED FIRST FLOOR)
APT 17 - £425,000 (2 BED FIRST FLOOR)
APT 18 - £475,000 (3 BED SECOND FLOOR)
APT 19 - £475,000 (3 BED SECOND FLOOR)
APT 20 - £425,000 (2 BED SECOND FLOOR)
APT 21 - £250,000 (1 BED SECOND FLOOR)
APT 22 - £415,000 (2 BED SECOND FLOOR)
APT 23 - £495,000 (3 BED SECOND FLOOR)
APT 24 - £495,000 (3 BED SECOND FLOOR)
APT 25 - £625,000 (3 BED PENTHOUSE)
APT 26 - £625,000 (3 BED PENTHOUSE)

Maintenance & Lease Information

Service Charge £1,300 per annum (provisional)

Sinking Fund Contribution £300 per annum

Ground Rent 1 & 2 Bedroom Apartments £250 per annum. 3 Bedroom Apartments £350 per annum.

Lease Length 125 years. Long term and holiday letting is permitted. Small pets are permitted providing they are not a nuisance.

Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

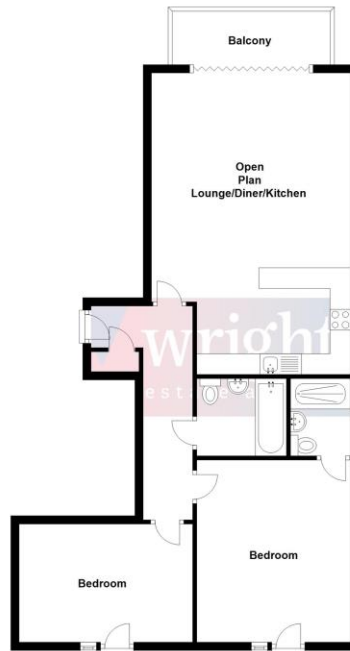
Agent's Notes

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.

Apartment 13



Apartment 12



Apartment 5



Apartment 26

