

47 Cliff Court

Currie Road, Sandown, Isle of Wight, PO36 8NU



**PRICE: Offers in the Region Of
£120,000**

Lease: 125 years from 1989

Property Description:

A NORTH FACING REDECORATED TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR

Situated on the stunning coastal path within easy walking access to Sandown and Shanklin and located within walking distance of Lake Railway Station and Main Line Bus Stops. Cliff Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 properties arranged over 4 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property. In accordance with The Estate Agency Act 1979 we would like to declare at this point that the vendor is an employee of the FirstPort Group of Companies of which Retirement Homesearch Ltd is a part of.

Situated on the stunning coastal path within easy walking access to Sandown and Shanklin
Located in a quiet cull de sac
Residents' lounge and Communal Garden/Patio
Guest Suite Communal Laundry

Communal Satellite Dish (additional fees apply)
Visiting Development Manager
Lift to all floors
Lease 125 years from 1989
24 hour emergency Appello call system



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 54.6 m² (588 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31.08.24

Annual Ground Rent:

£583.44

Ground Rent Period Review:

2033

Annual Service Charge:

£5254.14

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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Retirement Homesearch Limited, Registered Office:
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.