



£99,950

1 BRINKCLIFFE GARDENS, LAKE, PO36 8PS

- CHAIN FREE!!!
- Ground Floor Flat
- 1 Double Bedroom
- Private Entrance
- Resident's Parking
- Communal Gardens

Hose  
Rhodes  
Dickson

This purpose built ground floor flat forms part of a small development of similar style properties for people over 55. The local train station, cliff path with access to the beach and shops are all within walking distance.

The accommodation comprises 1 double bedroom, lounge, kitchen and bathroom. Additionally the property benefits from a private entrance, access to lawned communal gardens and parking for residents of Brinkcliffe Gardens.

The very convenient location and low maintenance nature of this retirement home makes it an ideal property for someone looking for a safe and easy place to live, whilst retaining their independence.

## Measurements

- LOUNGE** 13' 11" x 9' 0" (4.24m x 2.74m)
- KITCHEN** 8' 8" x 6' 4" (2.64m x 1.93m)
- BEDROOM** 11' 5" x 9' 7" (3.48m x 2.92m)
- BATHROOM** 8' 4" x 5' 9" max (2.54m x 1.75m max)

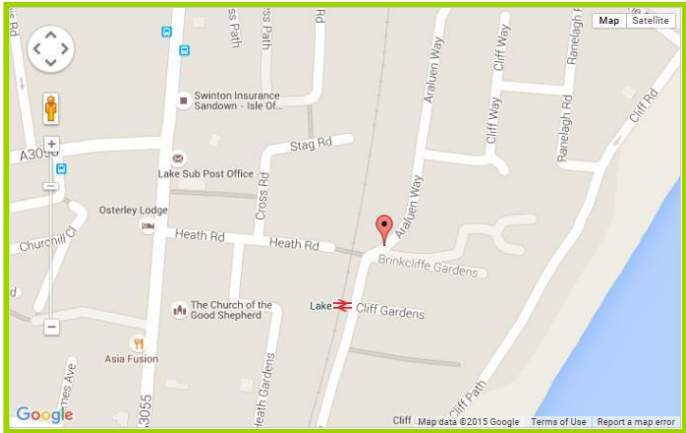
**OUTSIDE** To the front of the property the communal garden is laid mainly to lawn with a variety of well-tended shrubs and plants. To the side of the property there are parking bays for the residents of Brinkcliffe Gardens.

**HEATING** Electric heating.

**Council Tax Band:** B

## Where to find the property

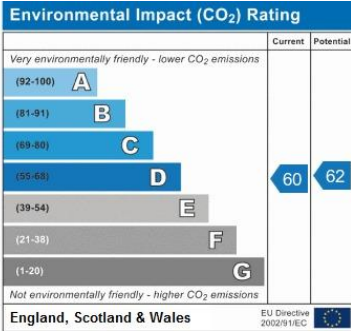
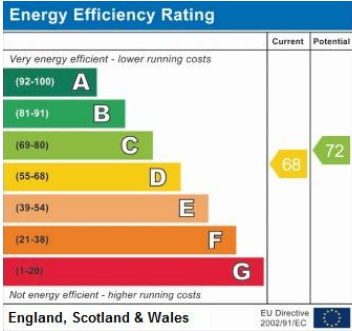
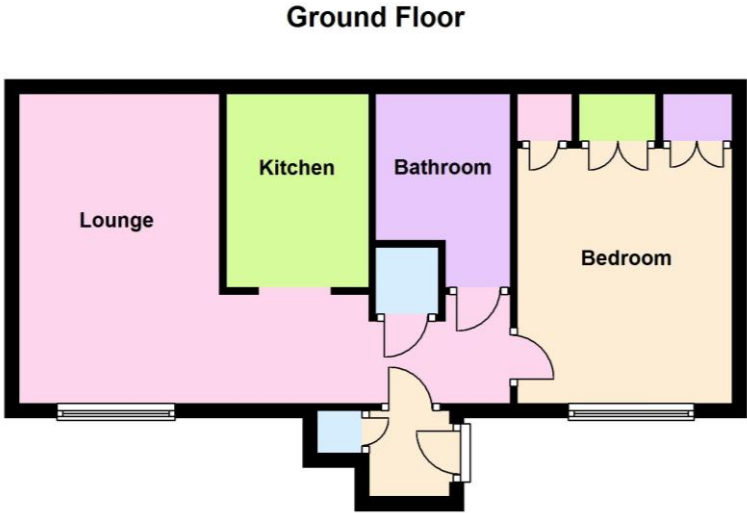
1 Brinkcliffe Gardens, Lake, Isle of Wight, PO36 8PS



For further information on mortgages and insurance talk to HRD Financial.

Call 01983 529944

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information. Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.



Call our Shanklin Office to arrange a viewing  
01983 866000 or email shanklin@hrdiw.co.uk