

McCarthy
& BOOKER



Apartment 7, Vantage Point 4a Queens Road, Cowes, Isle of Wight,
Guide Price £1,100,000



A stunning two bedroom seafront apartment with outstanding Solent views, front & rear balconies AND secure parking for two cars. CHAIN FREE!

Immaculate high specification apartment

with two balconies and superb panoramic views onto the Solent and Cowes seafront. This perfectly positioned first floor property has understated high calibre fittings and boasts 2 parking spaces in the secure carpark beneath the building. Beautifully appointed within and outside, this is perfect as an holiday home or a permanent residence.

Vantage Point

Vantage Point has 11 luxury apartments and is situated on Cowes waterfront adjacent to the Royal Yacht Squadron, offering spectacular panoramic Solent views. Just a short stroll along The Esplanade is Cowes Old Town with its boutiques, excellent array of restaurants and cafes. With its nautical heritage, Cowes is home to many yacht clubs, marinas and the Red Jet Passenger ferry to Southampton.

Vestibule

Modern and bright, this beautifully maintained area has stairs and an elevator that leads down to the under croft car park and between all floors, Number 7 being on the first floor.

Entrance Hall

Opening the entrance door onto a wide hallway with glorious dark wood flooring that flows into the living room. There are two cupboard doors leading off the hallway, one containing a storage room with consumer unit, shelving and an automatic light. The other door is to the boiler room/storage cupboard housing the 'Gledhill' water cylinder, boiler and pipe shut off valves. Useful area for further storage.

Bathroom

Large grey porcelain tiles match the floor, bath panel and stop midway up the walls in this fabulous bathroom. The 'Villeroy and Boch' white bathroom suite comprises of a deep bath, wall hung concealed cistern WC, large single basin with 'Bristan' mixer tap and a dark wood framed recessed mirrored vanity wall cupboard above. The double sized cubicle shower is tiled on 3 walls from floor to ceiling and has a rainwater shower head. A wall hung chrome towel rail and underfloor heating completes this luxurious bathroom.

Bedroom

Tranquil bright double bedroom with immaculate neutral décor and triple sliding mirrored wardrobe across one wall. Opposite the wardrobe are the floor to ceiling double sliding patio doors which open onto a 'Juliet' stainless steel and glass balcony. In front of these windows is a deep oak threshold abutting the beige carpet. A single doorway to the right of the windows leads onto a south facing balcony shared with the second bedroom. All fittings, power points and light switches are chrome finished.



Ensuite

Cream porcelain tiles are across the floor and finish half way up the wall, also forming a shelving area above the wall hung concealed cistern WC. A 'Villeroy & Boch' double floating sink with 'Bristan' mixer taps has, above it, a dark wood framed recessed mirrored vanity wall cupboard. The shower cubicle has dark tiles floor to ceiling on 3 sides, rainwater shower head and glass panel. Wall hung chrome towel rail. There is a single sensor light above the WC avoiding the need to turn on all lights. Another luxuriously fitted bathing area.

Bedroom

Another bright airy double bedroom and neutral spotless decor with double sliding mirrored wardrobes. The plush carpet leads to an oak threshold, next to the double sliding patio doors which open onto a single width south facing balcony with a glass and stainless steel barrier, paving stone floor with pebbles around the edge. All fittings, power points, TV/radio point and light switches are chrome finished.

Living/Dining Room

Outstanding views from this sensational living/dining room. Bi-fold doors (5 panels opening to the right), encompass the whole of the furthest wall of the apartment with an unobstructed view of the Solent and the ever changing views upon the water. These doors open onto a wide balcony, paving slabs with pebbled edging underfoot, with plenty of room for outdoor furniture to relax in this beautiful and calming space. Chrome media points and sockets throughout. The room itself is spacious and bright and has double recessed doors leading through into the kitchen.

Kitchen

The kitchen looks through the double recessed doors to the living area, balcony and views beyond. This bright and well appointed contemporary kitchen has high end appliances with a thick, white speckled granite work surfaces and upstand, which sweeps above the contrasting walnut base units and white gloss wall units above. One end of this vast workspace is formed into a breakfast bar. Siemens integral appliances consist of a coffee machine, two single ovens, 5 ring gas hob, extractor fan and fridge freezer. The 'Bosch' washer/dryer and a 'Fisher and Paykel' 'drawer style' dishwasher are also integrated. A 'Franke' double stainless steel sink with 'Bristan' mixer tap sit below a sunny window. Undercabinet lighting and plinth lighting bring the finishing touches to this practical and immaculate, stylish kitchen. Zoned underfloor heating thermostat and TV and radio points.

Car Park

Direct access from the seafront through black wrought iron gates. 2 allocated back to back car parking spaces. Bike storage. Well lit and secure with CCTV. Lift for apartment block descends to the garage level, which is accessible through a key pad entrance door.

Other Information

Council Tax Band: G

EPC: B

Service charges: TBC

Tenure: Share of freehold

Underfloor heating throughout property



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.

TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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