

McCarthy  
& BOOKER



Flat 4, Waterside House 72a High Street, Cowes, Isle of Wight, PO31

**Guide Price £269,950**



This modern purpose built apartment with harbour glimpses is a perfect low maintenance second home, holiday rental, long term let or permanent residence and has the bonus of being chain free and 'turn key' property. Viewing is highly recommended to appreciate what this conveniently located apartment has to offer!

#### An immaculate two bedroom apartment

Nestled in the heart of Old Cowes, this stunning 2 bedroom apartment is immaculately presented. Boasting modern design and some fantastic sea views, this second floor apartment offers a tranquil retreat just moments from the vibrant energy of the town centre with its great variety of shops, eateries and bars. Step inside to find good sized, light filled rooms complemented by contemporary fixtures and modern design. The property benefits from two double bedrooms, one of which enjoys wonderful sea views from the Juliette balcony, bathroom and an open plan kitchen and living/dining area. This modern purpose built home is a perfect low maintenance second home, holiday rental, long term let or permanent residence and has the bonus of being chain free and a possible 'turn key' property. Viewing is highly recommended to appreciate what this conveniently located apartment has to offer.

#### Entrance Lobby

Well maintained and with stairs to the second floor. Internal lobby with access to Flat 4.

#### Hallway

A light and airy space with doors to all rooms.



### Living Room/Dining/Kitchen

A wonderfully light open plan room with dual aspect providing some great views to the Solent and beyond. Juliette balcony. A well fitted kitchen area with a good range of floor and wall mounted units with work surface and incorporating integrated fridge, slimline Belling dishwasher, washing machine/dryer, Belling electric oven with gas hob and extractor over. Useful storage cupboard which also houses the Vaillant combination boiler.

### Bedroom 1

A fantastic double room with Juliette balcony enjoying sea views.

### Bedroom 2

Another double room with double glazed bay window to the side enjoying sea views to Spinnaker Tower.

### Bathroom

With modern white suite with a bath and shower over, wash hand basin and push button WC. Heated towel rail.

### Cowes

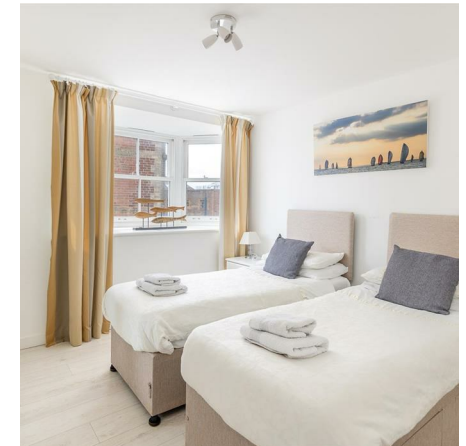
Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the Red Jet as well as many marinas and sailing clubs dotted along the seafront.

'The Old Town' is set on, and around, the High Street where you can find two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

### Further Information

Tenure: Leasehold - 999 years from 2016

EPC: B



Council tax band: C

Gas central heating

Double glazed windows

Security telephone entry system

Ground rent £100 payable 50% April 50% October, rising to

£200 after 50 years

Pets by approval

Maintenance charge for 2023 £1037

Property built in 2016

### 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.

