

McCarthy  
& BOOKER



50 Britannia Way, East Cowes, PO32 6DQ

**Guide Price £265,000**



**\*\*\*360 VIRTUAL TOUR\*\*\*** Immaculate 2 bedroom top floor apartment with lovely west facing river views from the balcony, sitting room and main bedroom. The property can be sold fully furnished and comes with one parking space. CHAIN FREE!

## Britannia Way

A development of apartments and houses situated on the eastern bank of the River Medina. Although only a short walk from the town centre and all the amenities it has to offer, Britannia Way is a very quiet and peaceful location. East Cowes marina is to the front and side of the development and there is always something to see on the busy river.

Cowes is accessible via the chain ferry or by calling the water taxi from the marina.

## 50 Britannia Way

An immaculate top floor apartment benefiting from superb west facing marina and river views from its principle rooms and private terrace. It's neutrally decorated throughout and comes fully furnished. The apartment has one allocated parking space, secure bike storage and is offered to the market CHAIN FREE.

## Communal Entrance Hall

Communal front door opens to a tiled entrance hall, with stairs to upper floors and door to 50 Britannia Way.

## Hallway

The solid front door leads into the hallway, featuring a storage heater, a storage cupboard and an intercom system, with doors leading to the subsequent rooms.



### Kitchen

Equipped with an array of wall and floor units topped with a roll-top work surface. It includes a single sink with a drainer and mixer tap, an electric fan assisted oven, four ring induction hob with an overhead extractor fan. Integrated appliances include a washing machine and fridge. A double-glazed window faces the front aspect.

### Bathroom

The white suite includes a P shaped panelled bath with an overhead shower attachment, a low-level WC and a wall mounted vanity unit with inset sink and mixer tap. It features fully tiled walls and attractive vinyl flooring. Wall mounted chrome heated towel rail. Double glazed window to front aspect.

### Living/Dining Room

A lovely light and bright room, offering stunning views of the River Medina, the marina and has access to the apartments balcony, which is a fabulous place to enjoy the afternoon and evening sunshine. This comfortable room provides a dining and sitting area and features an attractive wall mounted electric fire. TV and telephone connections.

### Bedroom One with ensuite

Double bedroom with super river views and sliding double glazed doors to the balcony. The ensuite comprises a single shower cubicle, with electric shower, pedestal wash hand basin and W.C. . Chrome heated towel rail.

### Bedroom Two

Double room with views to the front.

### Further information

Main water, drains & electricity  
PVCu Double glazing throughout  
Night storage heating throughout

Tenure: Leasehold, with 975 years remaining.



Ground Rent: £125 p/a

Maintenance Charge: £950 p/a

Restrictions: No Pets. No holiday letting

Council Tax Band: B

EPC: D

### 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.

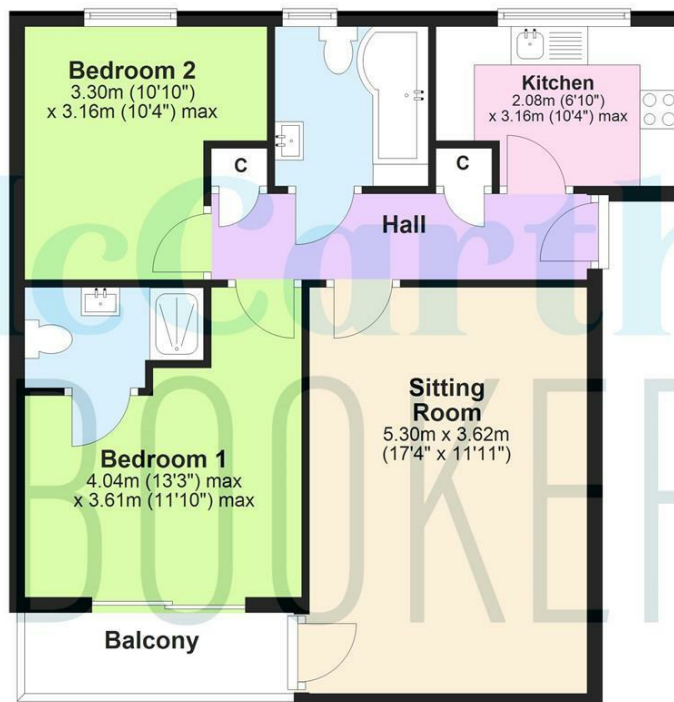
### Disclaimer

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

Approx. 61.5 sq. metres (661.9 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited  
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