

McCarthy  
& BOOKER



Apartment 10, Princess Court Castle Street, East Cowes, Isle of Wight,  
**Guide Price £249,500**





This immaculately presented first floor apartment benefits from 2 double beds and direct access to the carpark from this floor. Situated a short stroll to the town with its range of shops and restaurants, viewing is highly recommended.

### An immaculate two bedroom apartment

This fabulous apartment is in an extremely convenient position, close to all of East Cowes amenities including shops, car ferry port and the access point via the chain ferry to Cowes.

With a balcony leading off the sitting room, two generously sized double bedrooms and two shower rooms this first floor apartment has the bonus of direct flat access to the car park at the rear. A host of benefits are within this purpose built complex including a lift and third floor communal lounge that leads out to the wrap round balcony with its fantastic views out to sea.

### East Cowes

East Cowes is home to historic Osborne House, the holiday residence of Queen Victoria and Prince Albert, now an English Heritage property available for visits throughout the year and has a golf club within its grounds. The town itself has many shops and amenities including a major supermarket, pubs and restaurants. The Esplanade has a cafe, park and tennis court, as well as the Red Funnel car ferry to Southampton. A short trip on the chain ferry will transport you to Cowes and all its further delights.

### Apartment 10, Princess Court

Located on the first floor within a very well maintained modern complex, with the benefit of having direct flat access to the car park from this level. A bright spacious flat with a wide hallway leading to all rooms. Two double bedrooms, one with built in sliding mirrored wardrobes and the other larger double room has a fabulous walk-in wardrobe and ensuite shower room.

The sitting room has a dining area and has double doors opening onto the composite decking, a wonderful place to to enjoy the morning sunshine.

Sliding doors open into a flawless kitchen with an integrated dishwasher, tall fridge freezer, oven and induction hob.

The separate large shower room is at one end of the hallway.





### Princess Court Benefits

The monthly fee INCLUDES a wealth of bonus's/features:

Gas usage: central heating, bathroom towel rails and gas hob/oven all with no restrictions

Water usage: supply and waste

Laundry room: includes four washing machines and three tumble dryers (all soon to be upgraded)

Window cleaning: outside cleaning is included

Maintenance of the building.

Gardening and upkeep of planting areas.

Full use of the Britannia Suite: a communal lounge on the third floor with a wide balcony and outside seating, this spacious bright sunny room has its own kitchenette and cloakroom. A great place for socialising or quietly enjoying the wonderful views across the river and watch the passing boats and water traffic.

Guest suite: on the ground floor is a large bedroom with an en-suite shower room. This can be rented out by a visiting family/friend member - prices are extremely low and based on either single or double occupancy. All doorways within the apartment and communal corridors/areas are wide and have been built with wheelchair access in mind.

A lift to all floors.

Bin store: located on the ground floor this is conveniently located and with an internal door, you never get wet putting out the rubbish.

Storage room: a communal area for bikes/kayaks etc.

Secure entry phone system.

### Exterior

A very well maintained purpose built apartment block with attractive planting around the perimeter.

At the rear is a private car park, with barrier access, that can be reached directly from the first floor.

### Further Information

Tenure: Leasehold 125 years from 2018

EPC: B

Council tax band: C

Ground Rent: £1150 pa

Utilities and Maintenance INCLUDED ie gas central heating/water:

£5492.58 pa

No pets

Gas central heating

Parking space under separate lease

Over 55's only



### 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.

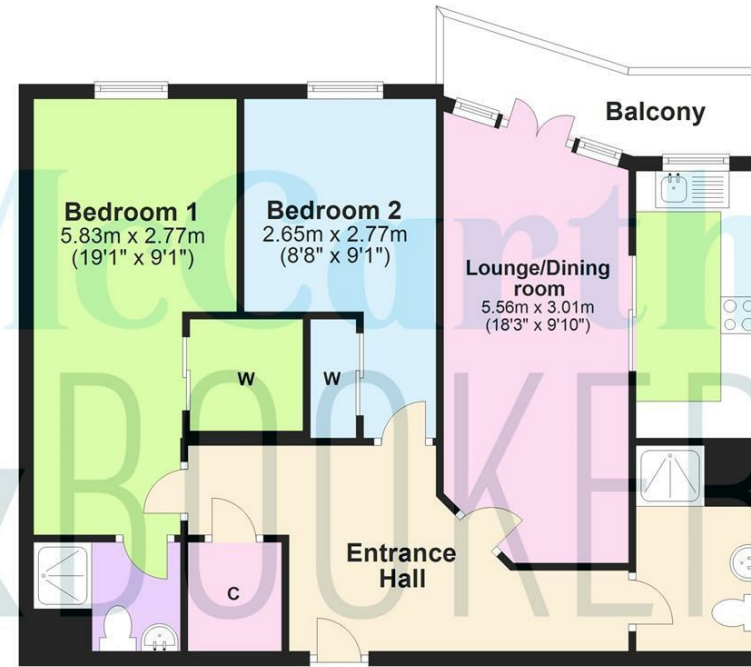
### Disclaimer

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.

## First Floor

Approx. 72.7 sq. metres (782.4 sq. feet)



Total area: approx. 72.7 sq. metres (782.4 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 [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

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