



1 Tides Reach, Birmingham Road, Cowes, Isle of Wight, PO31 7NU

**Guide Price £285,000**





A 2 bedroom apartment arranged over a single floor including a sitting room with balcony, bathroom and kitchen, a SHARE OF A PRIVATE PONTOON entitling an owner up to 5 metres mooring space and also with a hugely sought after private parking space.

The dredging of the Tides Reach pontoon basin has now been successfully completed so potential new owners of Flat 1 will have full access to the pontoon during all stages of the tide.

Two new larger piles have also been installed.

Chain Free!

#### 1 Tides Reach

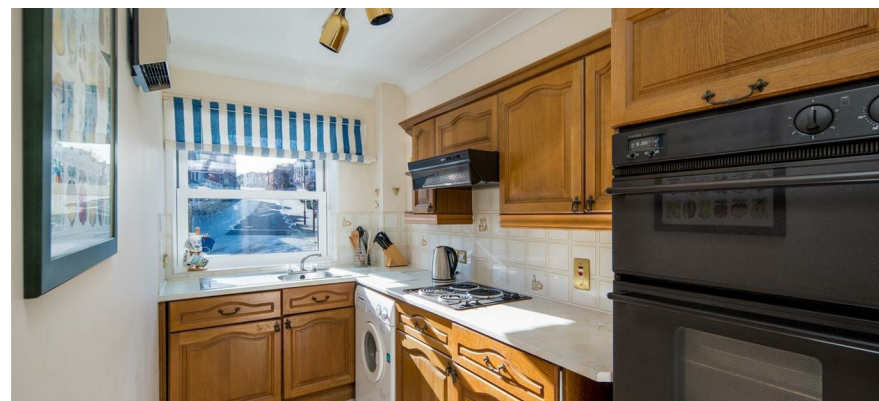
is situated in a small, peaceful gated development - a super private location which is within a few short minutes level walk of Cowes town centre giving easy access to a variety of sailing clubs, local pubs, restaurants and boutiques, plus the high speed Red Jet to Southampton.

The accommodation is arranged over a single floor and includes a sitting room with balcony, 2 bedrooms, bathroom and kitchen all with the added benefit of owning a SHARE OF A PRIVATE PONTOON entitling an owner up to 5 metres mooring space and also with a hugely sought after private parking space.

#### Entrance

From Birmingham Road there is a gated entrance down to Tides Reach and parking for the property.

The apartment is accessed from Birmingham Road. Steps up to a security door into the communal hallway. Stairs to the lower ground floor lead to the water access and parking.





### Entrance Hall

Security entry system. Built in cupboard housing the water tank.

### Kitchen

Fitted with wooden base and wall units with worksurface over. Built in oven, electric hob and fridge. Space and plumbing for washing machine. Window to the front looking out to Mill Hill Road.

### Sitting/dining room

Patio doors lead out to a recently renewed teak effect decked balcony where Solent and harbour views can be enjoyed.

### Bedroom

A double bedroom. Window looking out to the harbour. Fitted wardrobe.

### Ensuite shower room

Suite comprising of corner shower cubicle, wash hand basin and low level WC.

### Bedroom

A further double bedroom. Window to the rear looking out to Mill Hill Road. Fitted wardrobe.

### Bathroom

Suite comprising of bath with shower over. Wash hand basin. Low level WC.

### Outside

Allocated parking space. Access to the water frontage with slipway and share of a private pontoon entitling the owner up to 5 meter mooring space. This mooring is not necessarily accessible at all states of the tides.

### Other information

\*Holiday letting is NOT permitted\*

Tenure: Leasehold with a share of the freehold. Lease extended to 999 years in Jan 2024.



Service charge: £1700 per annum

Pontoon Lease: 13 years to run from 2024

Pontoon Charges: £500 per annum.

Heating: This home is heated via night storage heaters and electric heaters.

EPC: Energy Rating D

Council tax: Band C

### 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.

