

McCarthy  
&BOOKER



Flat 4, Melcombe House 53 Queens Road, Cowes, Isle of Wight, PO31

**Guide Price £340,000**



A 2 bedroom apartment with stunning Solent Views within easy walking distance to Cowes beach and town centre. Large open sitting room, kitchen/breakfast room, bathroom and allocated parking. Chain free!

#### Flat 4 Melcombe House

An apartment with 2 very generously sized bedrooms and stunning panoramic views across the Solent. Two bathrooms, large sitting room. Allocated parking within the pristine communal outside area. Situated on Queens Road, Cowes, this apartment with character, has an enviable position with instant access to the seafront and a short walk to Cowes Old Town. Renowned as a sailing mecca, Cowes has quick access to Southampton via the more modern Red Jet, boutique shops and eateries.

#### Melcombe House

Believed to be originally Admiral Spencer Victor York de Horsey's home which has now been divided into apartments. Turning immediately off the seafront, the drive leads up to this impressive looking character building with immaculate flower beds and lawns. Being built on a raised aspect results in stunning panoramic views of the Solent and across to the mainland. Allocated parking at the front of the building. The entrance door to the building opens into a beautifully constructed reception hall with a wooden galleried landing and the stairs that lead up to Flat 4.

#### Entrance Hall

Opening the wooden door to the property takes you into a hallway which curves around the first floor. Neutral light decor with deep skirting boards are a feature here and throughout the apartment.

This spacious area has doors leading off to 4 rooms as well as having an under stairs storage area and smoke alarm. Two double radiators. The consumer unit is midpoint on one wall.

#### Bathroom

Two windows, one double glazed the other a single sash, bathe the room in light. It is half tiled in white with a blue 'rope style' border finish, which compliments the blue/white/gold vinyl flooring.

There is a traditional white bathroom suite comprising of a close coupled toilet, basin with separate hot/cold chrome taps and the bath with a mixer 'telephone style' shower tap finished with a wooden bath panel. Radiator, shaver point and extractor fan.

#### Kitchen

Original style sash window allows the light into this bright and ample kitchen, it has two 'runs' of worksurface either side with space for a breakfast table.



There are many light cream base and wall units that house the integral 'Whirlpool' appliances, a washer/dryer, dishwasher, single oven, gas hob, extractor fan, fridge and freezer. Two wall units are glass panelled and the end wall unit is an open shelf. A white speckled 1 1/2 kitchen sink with drainer has a white mixer tap that sits within the laminate green/grey worksurfaces. A 'Valliant' gas boiler, radiator and smoke alarm. Easy to clean vinyl blue and cream 'marble effect' flooring finish this airy room.

#### Bedroom

A very generous double bedroom with the same neutral decor, radiator and a double glazed window looking out to the rear of the property.

#### Living Room

With FANTASTIC views out of the two sash windows, this large sunny sitting room is the perfect place to relax and enjoy the vista over the Solent with its constantly changing scenery. The fireplace has a white mantelpiece and surround with a white and grey marble hearth and is currently blocked off with the same style marble slab. There is a recessed area to the back of the room that would suit a dining table or office area. Two radiators and entry phone system on the wall.

#### Stairway

Carpeted stairway with white bannisters, curling up to the second bedroom with ensuite shower room.

#### Bedroom

Another very generous double bedroom with 'Velux' windows to the front and rear. The front window is a 'Velux balcony style' window to ensure maximum light and viewing pleasure from the top of the building. The room has ample space for the largest of beds and has two built in cupboards that can be used as wardrobes or storage space. One radiator and a door to the ensuite shower room.

#### Ensuite Shower Room

A large bright shower room with 3/4 of the wall in white tiles and a feature of green 'rope style' border tiles half way up which continues around the room. This theme is also within the tiled shower cubicle that has an obscured front opening door. The close coupled WC and bidet are of a traditional style. A radiator and green/grey/gold vinyl flooring complete this room.

#### Other Information

Council Tax Band: F

EPC: E

Tenure: Freehold is owned by the management company, with each of the 11 flats owning 1/11th of that company's shares. They then lease from themselves on a 999 year peppercorn basis.

Service Charges: £2,700 pa (2022)

Gas central heating

No Pets



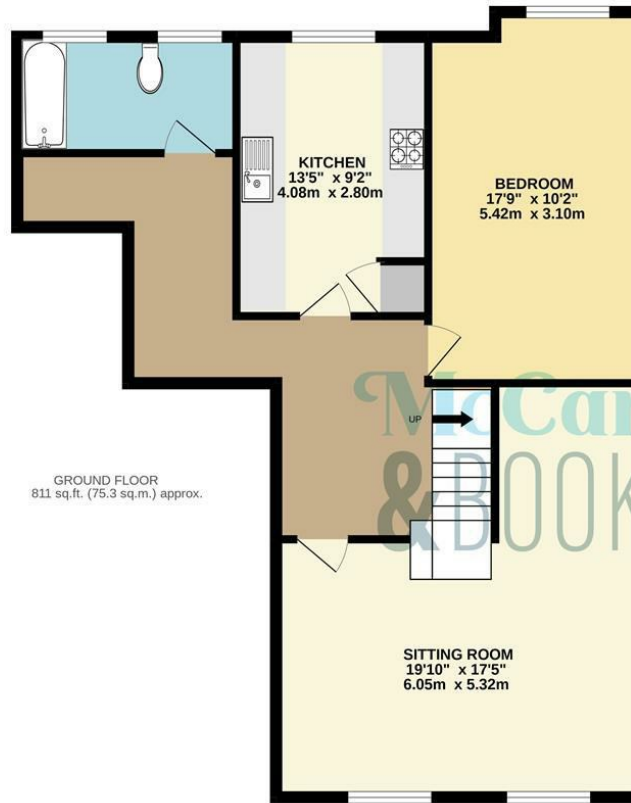
## Viewing

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.

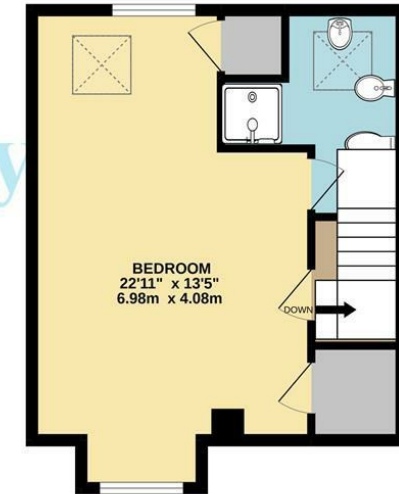
## Disclaimer

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.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 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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