

McCarthy
& BOOKER



Flat 9, Number One The Parade, Cowes, Isle of Wight, PO31 7QJ

Guide Price £195,000



An immaculate modern one bedroom apartment in Cowes Old Town with open plan living and chain free.

A modern and superbly located 1st floor apartment

This smart apartment is well located on The Parade in the town of Cowes. The apartment has a double bedroom, bathroom and an open plan living space with kitchen and a 'Juliette' balcony to the front.

This attractive apartment block, completed in 2007, was created to provide a well designed set of apartments, conveniently located with a level walk to the high street. There is gated access through a quiet and private enclosed courtyard entrance with large pots creating a luxurious vibe, with additional facilities such as a gym, bike store and storage cupboard.

Walnut front door opening to:

Entrance hall oak flooring, airing cupboard housing Megaflo direct hot water cylinder with slatted shelving above. Intercom.

Kitchen/Reception room: Fitted with oak flooring and with west facing French doors opening to a Juliet balcony overlooking Bath Road. When the doors are open views can be attained down Bath Road to The Solent. To one end of the room is a fitted kitchen with granite worksurfaces, fitted with a range of integral Neff appliances including an oven, 4 ring hob with extractor over, microwave, washing machine, fridge and freezer. 1 1/2 bowl stainless sink unit with mixer tap, tiled splashback. The remainder of the room provides a seating and dining area, with a large west facing window and the French doors making it a particularly light room.



To one end of the room is a fitted kitchen with granite worksurfaces, fitted with a range of integral Neff appliances including an oven, 4 ring hob with extractor over, microwave, washing machine, fridge and freezer. 1 1/2 bowl stainless sink unit with mixer tap, tiled splashback. The remainder of the room provides a seating and dining area, with a large west facing window and the French doors making it a particularly light room.

Bedroom: With a southerly aspect this double bedroom has 2 sets of wardrobe cupboards with hanging space, one of which also has electricity meters and fuses. Wall lights.

Bathroom: Tiled throughout with limestone on the walls, bath with mixer tap and separate shower over with a shower screen. Wash hand basin with cupboard beneath, WC. Heated towel rail and extractor.

Cowes

The apartment is located in the town with its boutique shops, restaurants and bars as well as the high speed Red Jet passenger service to Southampton. Approximately 100 meters from The Royal Yacht Squadron with other yacht clubs close by.

Further Information

Tenure: Share of Freehold, 999 years from 2007

EPC: C

Council tax band: C

Maintenance charges: £1200 for 2024

Pets by permission

Electric only, no gas

INFORMATION FROM MERRIEBANK LETTINGS: We understand this flat could achieve £800 per calendar month on an AST (assured shorthold tenancy) basis in the current market



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.

