

East Cowes, Isle of Wight



- **2 Bedroom Marina Apartment**
- **Stunning Water Views**
- **Ground Floor**
- **Allocated Parking**
- **Gym on Site**



About the property

A stunning Marina side setting, this two bedroom apartment occupies a ground floor position, whilst providing allocated parking and a balcony too. The view here is directly onto the Marina and the property has no onward chain.

Walking distance of the East Cowes High Street including Waitrose, Red Funnel Ferry and plenty of independent shops. This property also sits a stone's throw from the Lifeboat pub which is great after a day on the water.

A modern, purpose built apartment situated on the ground floor, the property provides one allocated space and plenty of additional spaces communally for visitors. Accessed via a secure entry phone system, the property is well managed and maintained through the communal areas. The communal space even offers a Gym and fitness studio overlooking the Marina as part of the maintenance fee.

The two bedroom apartment is bright, well designed and spacious. There are two bedrooms with an en-suite to the master and separate family bathroom. There is a good sized lounge/diner with balcony overlooking the Marina and a separate Kitchen too.

Local Authority - Isle of Wight Council
Council Tax Band - B
Tenure - Leasehold

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner 14'5 x 14'4

Balcony

Kitchen 11'4 x 8'0

Bedroom 1 14'9 x 13'3

En-suite Shower Room

Bedroom 2 12'0 x 10'2

Bathroom

OUTSIDE

Allocated Parking

Communal Areas

Gym & Fitness Studio on site

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			