

## East Cowes, Isle of Wight



- **2 Bedroom Ground Floor Apartment**
- **Beautifully Presented**
- **Private Garden and Storage Area**
- **Off Road Parking**
- **Chain Free**



## About the property

This superbly well restored property dates back to 1907. The property has retained original features where possible. This spacious apartment comes to the market with both parking and its own private rear garden too.

This particular apartment sits on the ground floor with a superb level of living space including a large, bay fronted lounge and a recently fitted kitchen. The hallway that links through to the bedrooms and bathroom is a very large area which could even be suitable for a study area for anyone that needs it. The apartment is particularly bright and airy throughout, with high ceilings and large windows.

Set in the heart of East Cowes, Victoria Apartments are walking distance of Osborne House, the Waitrose store and the Seafront too. East Cowes offers plenty of Eateries, independent shops and local amenities for day to day living. Those that wish to rely on easy access to the mainland will find the Red Funnel car ferry is very close by too. Whether you're a sailor wanting to moor your boat at East Cowes Marina or a walker wanting to ramble along the river Medina – the location here will suit you perfectly. Whether looking for a permanent property or a second home, this recently converted property offers the chance to move in with nothing more to do than decide where to put the furniture.

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

## Accommodation

### GROUND FLOOR

Communal Entrance

Entrance Hall

Private Entrance Hall

Shower Room

Kitchen/Diner 12'10 x 11'10

Lounge 18'8 x 12'8

Bedroom 1 12'11 x 8'8

Bedroom 2 12'11 x 7'1

### OUTSIDE

Small Private Garden

Off Road Parking

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

## CONTACT US

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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**

**[triggio.co.uk](http://triggio.co.uk)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		