



31 Admiral Gardens, Cowes

£268,000



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This lovely apartment is located in the heart of the town centre, surrounded by all the excellent local amenities and mainland ferry link. Its elevated position affords it magnificent views of the Solent and river views which can be enjoyed from the sunny balcony accessed from the living area. Warmed by gas central heating and with double glazing, the apartment is light and airy with a good sized living/dining room which is arranged in an open plan design to the kitchen - creating a sociable hub to the home. There are two pretty double bedrooms and a bathroom to complete the accommodation. The apartment building is extremely well managed; has beautifully tended communal gardens; lifts and allocated parking in the undercroft garage. Share of Freehold. Council Tax Band - E. EPC - C-71 Annual service charge currently £2,620.00. Lease length 999 years from 1991.

Lift access from parking area to second floor:

Personal Entrance Door to:

Entrance Hallway:

A shaped hallway with two handy storage cupboards; secure entry phone system and white panelled doors to:

Living/Dining Room:

20'3" max x 17'8" max (6.18m max x 5.41m max)

A bright and sunny L-shaped room, providing space for living and dining. The seating area faces the large patio doors which open to the balcony and the dining area is set to an internal, fully glazed balcony style area which

provides a superb view over Cowes to the Solent and River Medina. An opening links the room to the:

Kitchen:

12'3" max x 8'0" max (3.74m max x 2.46m max)

A well appointed and bright kitchen set adjacent to the living area, creating an open plan feel. Fitted with white fronted units and worktops with cream tiled splashbacks. Large front window offering an elevated Cowes outlook. Fridge; washing machine and integrated oven; hob and microwave.

Bedroom One:

12'4" x 11'8" max (3.76m x 3.58m max)

A spacious double bedroom in cream decor





with a wall of fitted wardrobes and top boxes. Large double glazed side window.

Bedroom Two:

11'3" x 8'5" max (3.43m x 2.57m max)

A second pretty double bedroom in pale blue decor with an elegant papered accent to one wall. Fitted wardrobe and window to front offering an elevated Cowes and Solent view.

Bathroom:

10'4" max x 5'2" max (3.15m max x 1.58m max)

Fitted with an inset wash hand basin; bath with shower over and concealed cistern WC.

Balcony:

With tiled floor and glass screening, this sunny spot is perfect for enjoying the elevated views over Cowes and the superb Solent and river views.

Communal Gardens:

The apartment building has the benefit of large, mature communal gardens which are neatly tended and available for all the residents to enjoy. There is also a very large terrace above the undercroft parking area which is also available for the residents to enjoy.

Parking:

The apartment has an allocated parking space in the large undercroft parking garage, where there is access to the lifts and also the bin stores.

There is a visitors parking area just inside the entrance gates to the apartment block.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
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Energy Efficiency Rating	
Potential	Current
81	78
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

GROUND FLOOR (67.4 sq.m.) approx.

Labels in floor plan: BALCONY, KITCHEN, LIVING/DINING ROOM, BEDROOM, BEDROOM, BATHROOM.

Small text at the bottom of the floor plan:

Notes every attempt has been made to ensure the accuracy of the space and room 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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