



36 Marinus Medina Road, Cowes

£285,000



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Located on the ground floor, this smart and spacious apartment is positioned with good access to all the local amenities; mainland ferry link and bus routes. With electric heating and UPVC double glazing, the apartment offers a large living/dining room arranged in an open plan layout, with a smart, fully integrated kitchen off to one side; two double bedrooms - one en-suite, and a separate bathroom. There is a patio set outside the living room, accessed via the patio door from the living area and the home has a convenient allocated parking space. Share of Freehold. Lease 999 years from 2006. Current annual service charge £3044.58. Council Tax Band -D. EPC C-74

Communal entrance door to:

Communal Hallway:

With stairs and lift to all floors and ground floor personal entrance door to:

Entrance Hallway:

A spacious entrance hallway, in an L-shape with double doors to built in storage cupboard and further cupboard housing the hot water cylinder. Smart doors to:

Living Area:

A lovely, spacious and well appointed room which is arranged in an open plan layout to accommodate the seating, dining and kitchen areas.

Sitting/Dining Area:

24'6" x 13'1" (7.47m x 4m)

Decorated in white with a sage green accent to one wall; electric skirting board heating (found throughout the apartment) and attractive art deco style coving. Inset downlights; smart oak style flooring and sliding patio doors with access to the patio and a view towards the Solent.

Kitchen:

11'5" max x 8'8" max (3.5m max x 2.66m max)

With a tiled floor and large full height window to one end, the room is fitted with white fronted units with matching chunky white worktops. The kitchen is fully integrated with fridge/freezer; washer/dryer; dishwasher;





microwave; under counter oven; hob and extractor hood. Attractive glossy black and sage tiling.

Bedroom One:

18'8" x 8'9" (5.69m x 2.67m)

A pleasant double bedroom in white decor with a built in double wardrobe and UPVC double glazed side window. Door to:

En-Suite Shower Room:

7'2" max x 6'5" (2.19m max x 1.97m)

Fitted with a sleek white suite of vanity unit housing the wash hand basin and WC, set below a large mirror. Good sized walk-in shower enclosure with glossy white tiling with black border.

Bedroom Two:

14'11" x 8'7" max (4.55m x 2.62m max)

Another light double bedroom in white decor with a fitted triple wardrobe and UPVC double glazed side window.

Bathroom:

7'2" max x 6'5" max (2.19m max x 1.96m max)

Fitted with a chic white suite of vanity unit with WC and wash hand basin, set below a large mirror and bath with mixer tap/shower attachment over. Glossy white tiling with mosaic decals.



Patio:

Set outside the living area doors, there is a patio area for the apartment with views to the Solent and gated out to the central courtyard parking area.

Parking:

The apartment has an allocated parking space right outside the main entrance to the building.

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



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