



53 Mill Hill Road, Cowes
£235,000



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Located close to the centre of Cowes, accessible to the local amenities, mainland ferry link and seafront, this bright, spacious and extremely well presented first floor flat comes with the benefit of parking and its own separate entrance. The well appointed accommodation comprises a light sitting room; two double bedrooms; smart kitchen/dining room; bathroom and separate WC - all warmed by gas central heating and with UPVC double glazing. The flat is leasehold, with a 999 year lease from 1/10/2005. No ground rent is payable and all maintenance and building insurance is split 50/50. Council Tax Band - B. EPC C-70.

Personal front entrance door to:

Entrance Hallway:

A very welcoming entrance to the home with plenty of space for coats and boots. Attractive staircase to the:

First Floor Landing:

A light and spacious area over split levels, with doors to:

Sitting Room:

16'6" max x 13'1" (5.05m max x 3.99m)

A wonderfully bright and well presented room decorated in soft vanilla colours, with a brick fireplace housing a pebble effect gas fire. UPVC double glazed bay window to front

giving a lovely view down Mill Hill Road to the Solent.

Kitchen/Dining Room:

13'1" max x 11'2" max (4m max x 3.42m max)

A sociably arranged space, well stocked with a comprehensive range of oak fronted units; dark worktops and mosaic style tiled splashbacks. Integrated appliances include a fridge/freezer; under counter oven with hob over and concealed extractor hood. Spaces for washing machine and dishwasher. A UPVC double glazed walk-in side bay window provides the perfect spot for a dining table. Door to bedroom two.





Bedroom One:

12'11" max x 11'6" (3.96m max x 3.53m)

A good sized double room in pale pink decor with UPVC double glazed rear window.

Bedroom Two:

14'8" x 9'11" (4.49m x 3.04m)

Positioned at the back of the apartment, behind the kitchen/dining room, a second double bedroom with UPVC double glazed window to rear. From here you get a super birds eye view over Cowes to St Marys Church and a sideways view towards the Solent. A wall of fitted wardrobes provides excellent storage.



Bathroom:

9'8" max x 5'0" max (2.95m max x 1.53m max)

Set to the front of the home with an arched UPVC double glazed front window. Decorated in pale green and fitted with smart white suite of bath with mixer tap/shower attachment over and wash hand basin. Built in airing cupboard providing storage and housing the gas fired boiler.



Cloakroom:

3'10" max x 2'10" max (1.19m max x 0.88m max)

Separate from the bathroom, with UPVC double glazed opaque side window and fitted with WC.

Parking:

A wide block paved driveway to the front of the home provides allocated parking for 1 car.

Disclaimer

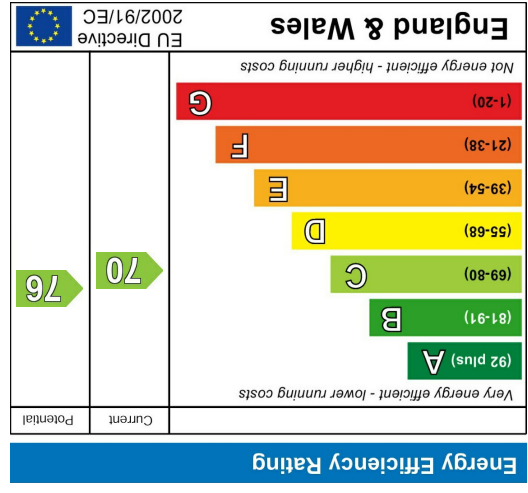
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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The reader's attention is drawn to the fact that the floorplan is not a guarantee as to the quality or accuracy of the information given.
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