



21 Medina View, East Cowes

£220,000



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Positioned with direct views of the marina and river Medina, this rather lovely, light and well presented apartment is offered with no onward chain. It has upgraded electric heaters, and is smartly decorated with modern bathrooms and a glorious outlook. Located on the first floor, the apartment has a welcoming entrance hallway with handy storage and the accommodation comprises a comfortable sitting room with doors framing the superb view and leading to the decked balcony. There are two double bedrooms - the main bedroom having fitted wardrobes and a chic, full tiled en-suite shower room; a good sized fitted kitchen and a stylish bathroom. In addition to allocated parking in the communal rear parking area, the apartment has secure access to the nearby gym (solely for the use of the residents) and secure access to the marina walkway - perfect if you have a boat mooring here. There is an enclosed residents bin store and separate bike store area. Leasehold. Lease length 999 years from 21/12/2000. Ground rent currently £249.60pa Annual service charge currently £1200. Council Tax Band - B. EPC - C-77

Secure entry phone system on main entrance door to

Communal Hallway:

With stairs to all floors. Apartment 21 is on the first floor. Personal entrance door to:

Entrance Hallway:

A bright and welcoming entrance to the apartment in pale green decor with grey limed oak style flooring. Handy storage cupboard and separate cupboard housing the modern hot water cylinder. Door to:

Sitting Room:

14'3" max x 13'8" max (4.36m max x 4.17m max)
A lovely light room with french doors and

matching glazed side panels to the front. The doors frame the superb river view and open to the decked balcony. Electric fire in modern surround and separate modern wall mounted electric heater.

Kitchen:

11'2" max x 8'0" max (3.42m max x 2.46m max)

Fitted with beech effect fronted units and matching worktops. Spaces for appliances and fitted under counter oven; with hob and concealed extractor hood over. Rear window with sink unit below.

Bedroom One:

13'1" max x 10'4" max (4.0m max x 3.17m max)

Set to the front of the apartment, a very





pleasant double bedroom with a front facing window framing the super marina and river outlook. One recessed wall has a good range of fitted wardrobes, and there is a modern wall mounted electric heater. Door to:

En-Suite Shower Room:

8'10" max x 4'5" max (2.7m max x 1.35m max)

A chic, fully tiled room, fitted with a sleek white suite of vanity wash hand basin; WC and separate shower enclosure.



Bedroom Two:

10'9" x 10'3" (3.30m x 3.13m)

A second double bedroom with rear window and wall mounted modern electric heater.

Bathroom:

7'1" max x 5'6" max (2.16m max x 1.68m max)

Another stylish, fully tiled facility with a white suite of vanity wash hand basin; WC and bath with mixer tap/shower attachment over and glass screen. Opaque side window.



Balcony:

The apartment has the advantage of a decked, step out balcony which has direct views over the marina to the river. It is enclosed by galvanised metal railings, providing a perfect place to sit out and enjoy the vista.

Parking:

The apartment has an allocated parking space in

the communal parking area to the rear of the building.

Amenities:

There is a dedicated gymnasium which sits nearby, with secure access only for the residents. There is also a dedicated bin store as well as bike store with bike racks.

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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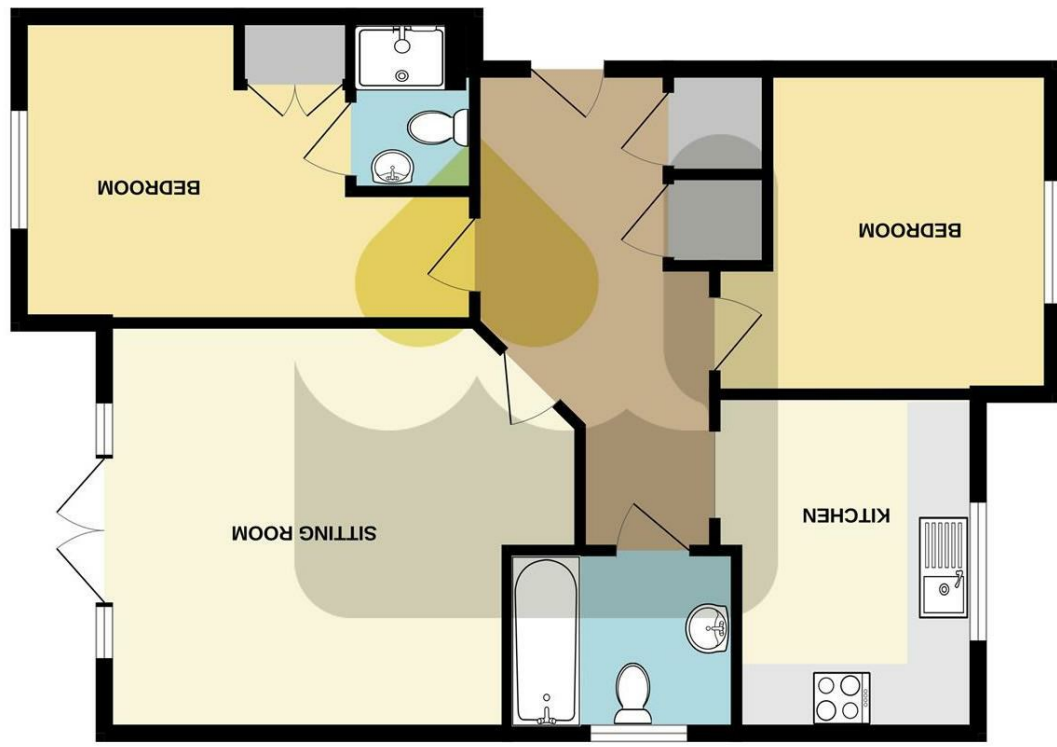
Email: hello@meganbakerestateagents.com

Pop in for a chat

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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Current	77	Potential
80		