



Flat 3 The Hollies 9 Consort Road, Cowes
£170,000

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Megan Baker
Estate Agents

This very smartly presented first floor flat has been in the same ownership since The Hollies was built in 2013. Warmed by gas central heating and with UPVC double glazing; the flat offers well proportioned, light and bright living spaces accessed from a long and welcoming hallway. The kitchen is fitted with a smart range of units with a full range of integrated appliances and both bedrooms are a double size. A communal area of garden lies to the rear with a drying space. With its very convenient position so close to the town and on-road resident's parking available outside at a reasonable £72pa; the flat would make an ideal first time buy or continue as a buy-to-let investment. Chain free! Share of Freehold. 999 year lease from 1/1/2013. Service Charges - £70pcm. EPC B-81. Council tax band B.

Communal front entrance door:

With intercom entry system; stairs leading up to the first floor and personal door to...

Entrance Hallway:

A surprisingly spacious and welcoming area with intercom entry system receiver and smart flat white walls and ceiling (a style found throughout the flat). White panelled doors to...

Living Area:

16'0" plus bay x 12'8" (4.9m plus bay x 3.87m)

A well proportioned room providing space for sitting and dining with the kitchen area fitted to one end. The room enjoys lots of sunshine through the wide box bay window and separate window which both look to the front. The kitchen area is fitted with a range of

glossy white units with dark worktop which incorporates the stainless steel sink unit with a window over looking to the side. Integrated appliances include a gas hob with extractor unit over; electric oven; tall fridge freezer; dishwasher and washing machine.

Bedroom 1:

13'1" x 9'1" max (4.01m x 2.79m max)

A good sized master bedroom with a rear facing window looking over the gardens.

Bedroom 2:

9'4" x 7'6" (2.85m x 2.31m)

A second smaller double bedroom again with a rear facing window.

Shower Room:

8'9" max x 3'6" max (2.67m max x 1.07m max)

A compact but well fitted room with a wide

shower enclosure featuring a deluge shower; pedestal wash hand basin and WC. Opaque window to the side; heated towel rail and fitted storage cupboard which also houses the gas fired Vaillant boiler.

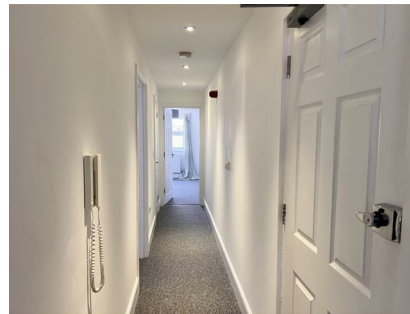
Outside:

There is an area of communal garden to the rear.

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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Love this property and want to see more?
Email: hello@meganbakerestateagents.com



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

