



212 Gurnard Pines, Cowes
£50,000



Megan Baker

Estate Agents

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Set in a lovely position on the Gurnard Pines site, this very smart and light chalet has an open outlook over the communal green areas and tennis courts to the countryside beyond. Warmed by gas central heating and with UPVC double glazing, the chalet offers an open plan living/kitchen/dining area with the kitchen set off to one side. There are two bedrooms, both serviced by the very stylish bathroom. The chalet is offered chain free and is leasehold. Lease length is 125 years from 1/1/2016. Current annual ground rent £2,740.90. Current annual service charge £1040.04. Council Tax Band - A. EPC D-63 NO DOGS allowed on site except registered assistance dogs.

UPVC double glazed front entrance door into:

Living Area:

16'2" max x 13'6" max (4.94m max x 4.14m max)

A very pretty and light open plan room, decorated in pale grey, with a delicate papered accent to one wall. The room has a large UPVC double glazed front window which looks out over the lower part of the site to the countryside beyond. Set to one side of the room is the:

Kitchen Area:

Dark wooden style worktops are set above cream fronted units and have cream tiled splashbacks. Appliances include the electric

oven; slimline dishwasher; washing machine and fridge/freezer. Wall mounted gas fired boiler.

Inner Lobby:

With doors to:

Bedroom One:

10'11" max x 7'6" max (3.35m max x 2.29m max)

A double bedroom with a good range of fitted wardrobes and cupboards providing excellent storage. UPVC double glazed rear window.

Bedroom Two:

8'4" max x 7'10" max (2.56m max x 2.41m max)

Again, fitted with a good range of wardrobes and cupboards, allowing space for a single bed. UPVC double glazed rear window.





Bathroom:

5'9" max x 5'3" max (1.77m max x 1.61m max)

Stylishly fitted with a crisp white suite of shower bath with rainfall shower over and separate spray and vanity unit which incorporates the wahs hand basin and WC. Fully tiled in glossy white, with opaque UPVC double glazed side window.

Outside:

The chalet has an are of patio to the front and sits within the open communal lawned areas.

Site Facilities:

The site has a gymnasium and studio for classes which requires a separate membership and there is a very handy on site shop as well as a lovely cafe.

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.

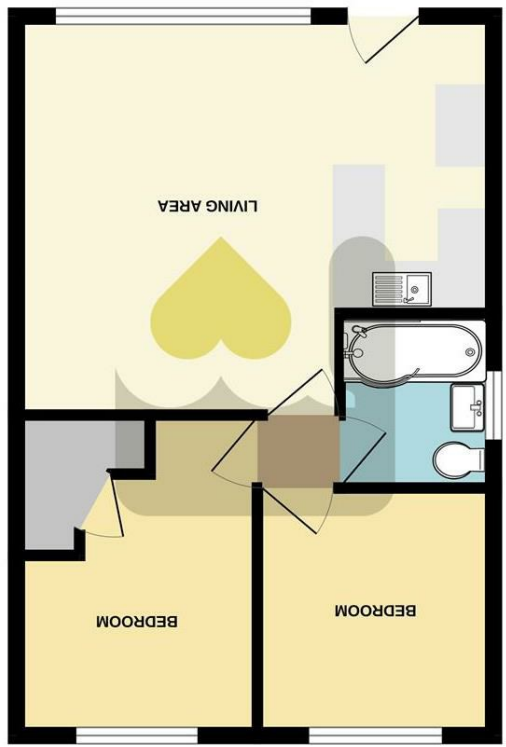
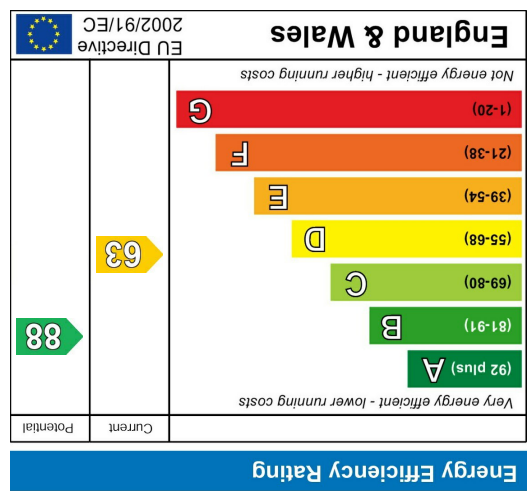


Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
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GROUND FLOOR
401 sq. ft. (37.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagrams contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. 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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