



PROUDLY PRESENT FOR SALE

Flat 4 Park Gate

193 York Avenue, East Cowes, Isle of Wight PO32 6BE



£160,000
LEASEHOLD



Believed to part of a former gatehouse for nearby Osborne House, this spacious two-bedroom two-bathroom ground floor apartment boasts traditional period features, a wine cellar and allocated parking.

- Period character features including a wine cellar
- Private entrance and patio terrace
- Spacious open plan living/dining area
- Convenient for mainland travel links
- Two double bedrooms with en-suites
- Well-maintained communal gardens
- Gas central heating
- Allocated parking space
- Well-presented accommodation
- Offered for chain free sale

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Situated in a highly desirable residential area of East Cowes, Queen Victoria's magnificent former residence, Osborne House, and many enviable amenities are located just a minutes from the property which include the highly-regarded Folly Inn pub, a Waitrose supermarket, convenience store, plus a varied range of shops and restaurants. The quiet shingle and sand beach in East Cowes is ideal for family days out and enjoys fantastic views across the Solent and out towards Cowes marina. The impressive esplanade boasts an adventure playground, paddling pool, cafe and has a wooded area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located just under a mile away and just across the Medina estuary is the vibrant town of Cowes which provides a high-speed catamaran service and is home to the oldest and biggest sailing regatta in the world. This convenient, central location is ideal for exploring all of the delights the Island has to offer and is served by Southern Vectis bus route 4, linking the town with Ryde, and bus routes route 5 and 25, linking with the County town of Newport where a wide range of amenities can be enjoyed. These include a variety of shops, vibrant bars and restaurants, a multiplex cinema and community theatres.

This historic apartment consists of a private porchway leading to a spacious open plan living and dining area with access to the kitchen at the heart of the home. Just off the kitchen are two double bedrooms, each boasting an en-suite, and there is a wine cellar located beneath the kitchen.

Welcome to Flat 4 Park Gate

Tucked away on the corner of Victoria Grove, this characterful yellow brick Victorian building and its surrounding grounds are sheltered by well-established trees and hedging. The grounds provide a pretty communal garden and a smart gravel driveway for residents parking which is accessed via Victoria Grove. A private entrance with a traditional wooden door to apartment number 4 is accessed via a gravel pathway from the allocated parking area.

Porch

The entrance door with two-pane obscure glazing opens into the porch with white tongue and groove walls at either side contrasting with the partially exposed brick wall. There is a dark stone effect vinyl floor that follows the two steps up to an additional door opening to an impressive living/dining area. A window to the side aspect provides natural light to the porch and there is also a recessed ceiling light here.

Living and Dining Area

17'01 max x 13'10 (5.21m max x 4.22m)

The grand high ceilings and deep skirting boards create a lovely expansive feeling while the décor enjoys a versatile neutral colour palette on the walls and the traditional wooden slat floorboards add to the brilliance of this characterful room. A chimney breast with patterned wallpaper incorporates a beautiful feature fireplace with a black marble hearth and iron mantelpiece at the centre of this room. A large pendant light with a ceiling rose hangs in the centre and dual aspect windows featuring an expansive window to the front bathe this room with natural light. This room also includes several electrical wall sockets, an internet point and two modern radiators.

Kitchen

9'03 max x 8'10 max (2.82m max x 2.69m max)

The traditional wooden floorboards in the kitchen continue through the whole apartment. The kitchen contains wood-effect base and wall cabinets with long brushed steel handles as well as under-counter space for a dishwasher. A circular sink with a long neck chrome mixer tap sits on the granite effect worktop. An electric oven and hob unit with a cooker hood above sit to the side of the cabinets while a silver tile-effect splashback flows behind the cabinets and behind the cooker where there is additional shelving to one side. This room is lit by three recessed ceiling lights and also contains the electrical consumer unit, several double electric sockets and one radiator. Additionally, a hatch to the wine cellar is located here.



Bedroom One

13'10 max x 12'00 (4.22m max x 3.66m)

With a generous window covering most of the wall to the side aspect, this naturally light double bedroom is warmed by a radiator and continues the neutral décor theme. This bedroom benefits from an en-suite shower room and a walk-in wardrobe/utility room which is accessed via a white panel door and has shelves, a clothes rail, plumbing for a washing machine and provides ample storage space. The clean white walls and stone tile effect vinyl flooring within the walk-in wardrobe/utility room makes this a practical feature for this ground floor apartment.

En Suite Shower Room

Upon entering the en-suite for bedroom one, there are stone-effect floor tiles and white painted walls. A dual flush w.c sits in the far corner with a chrome heated towel rail opposite. A wall-mounted sink with a swan neck chrome mixer tap located in the other corner has a grey tiled splashback and two wall-mounted mirrors above. Enclosed by a glass surround, a double walk-in shower cubicle with a chrome shower head and shower controls with marble effect wall panels occupies the recess in the room as well as built-in shelves to the side. There is an extractor fan on the ceiling and the room is lit by a circular wall light.

Bedroom Two

11'02 x 8'03 (3.40m x 2.51m)

Continuing with the grand high ceilings that feature throughout this apartment, this bedroom enjoys natural light from a window to the side aspect and is heated by a single modern radiator. Illuminated by a single pendant light this room benefits from its own en-suite shower room.

En Suite Shower Room

The shower cubicle has marble effect wall panels and a glass folding shower door with a w.c on the opposite side of the room. Above the w.c is a gas-combination boiler. A wall-mounted sink with a chrome swan neck mixer tap is also featured in this room as well as an extractor fan and circular ceiling light.

Cellar

A unique feature to this apartment is the wine cellar. With the hatch located in the kitchen providing easy access to this part of the apartment, a wooden turning staircase leads the way into the cellar. With lighting, recessed and extruded shelving, this wine cellar has the potential for storage, a games room or snug.

Communal Gardens and Private Terrace

This beautiful residence offers mature communal gardens to the front of the property with flowers, trees and shrubs surrounding the grass lawn. There is an allocated space for Flat 4 to position a shed in the garden. Number 4 also comes with a private patio area overlooking the communal gardens.

Parking

An allocated parking bay for the apartment provides off-road parking for one vehicle on a gravel driveway.

This charming and historical apartment offers an elegant period setting and presents a fantastic opportunity to acquire a chain free two-bedroom home in a desirable area. An early viewing with the sole agent Susan Payne Property.

Additional Details

Council Tax Band: A

Services: Mains water and drainage, gas central heating

Tenure: Leasehold

Lease Term: 999years from 1979

Service Charge: £95 per month – ground rent included

Management Company: BSC Management

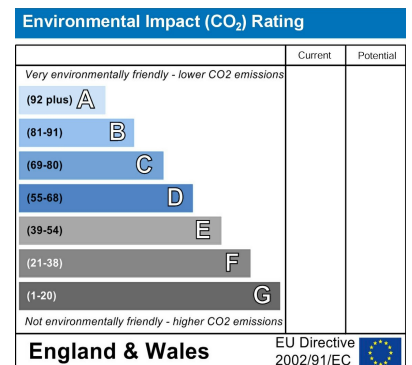
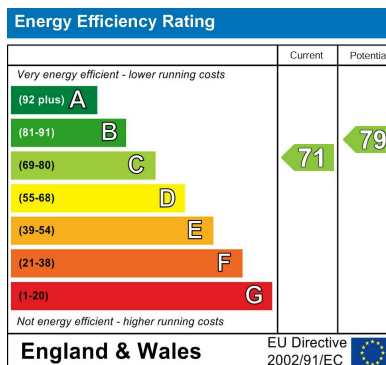
Pets allowed



Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



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