



**£285,000**

73 Medina View, East Cowes, Isle of Wight, PO32 6SU





This well presented and spacious ground floor apartment is situated in an enviable position, set within the popular East Cowes marina development and offered in immaculate condition.

The accommodation comprises of an entrance hallway with storage, lounge/ diner with access onto the private balcony that has lovely River Medina views, good size kitchen with modern cream units, three good size bedrooms with the master and second bedroom having en-suites. There is also a family bathroom, double glazing and electric heating. The additional attributes include allocated parking space, communal garden areas with marina views and residents only gym.

Close by is the town of East Cowes, which has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.

This lovely apartment should be viewed to fully appreciate the size and layout on offer. To arrange an internal viewing please contact The Wright Estate Agency on 01983 281010.



#### Entrance Hall

Kitchen	13'1" x 8'3"
Lounge / Dining Room	20'6" x 12'7"
Bedroom 1	12'7" x 11'8"
Master En-Suite	7'3" x 6'1"
Bedroom 2	12'7" x 9'1"
En-Suite	6'9" x 4'6"
Bedroom 3	11'1" x 9'3"
Bathroom	6'8" x 6'2"

#### Outside

There is an allocated parking space, residents only gym and communal garden areas.

#### Council Tax Band C

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

#### Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.


#### Additional Information

Ground Rent - £155.60 per annum  
Maintenance Charge - £1680 Per Annum  
Lease - Remainder of 999 from new.

GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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 items 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU  
Phone: 01983 281010  
Email: eastcowes@wright-iw.co.uk

**wright**  
estate agency