



Offers In Excess Of £129,950

7 Princess Court, Castle Street, East Cowes, Isle of Wight, PO32 6GG





This bright, spacious and modern first floor shared ownership apartment is set within the luxury development, Princess Court, that has been designed for the over 55's.

The light and airy apartment comprises a welcoming entrance hallway, lounge/ diner with French doors leading onto the balcony, modern fitted kitchen, one double bedroom with built in storage and a shower room WC.

Residents of Princess Court also benefit from the use of the Britannia Lounge, a communal lounge/ kitchenette and outside terrace as well as a communal laundry room. All floors are accessible with the lift facilities.

Just a stones throw away is East Cowes Esplanade, Waitrose supermarket and the town of East Cowes with it's array of shops and eateries. Bus connections to Newport and Ryde and ferry connections to Southampton.

For more information or to arrange an internal viewing, please contact The Wright Estate Agency on 01983 281010 today.

Entrance Hall

Lounge / Diner

Kitchen

9'10" x 5'8"

Bedroom

13'10" x 10'2"

Shower Room

6'11" x 6'7"

**Council Tax
Band A**

Additional Information

Lease - 125 Years from 2018

Ground Rent - £525 per annum

Service Charge - £2388.88 per annum

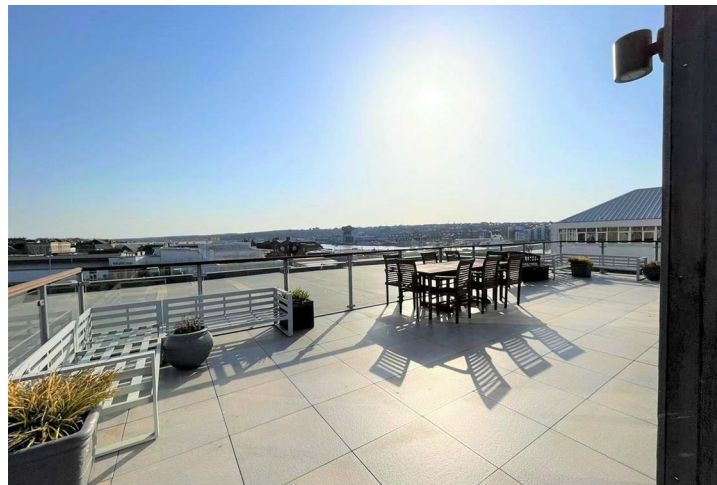
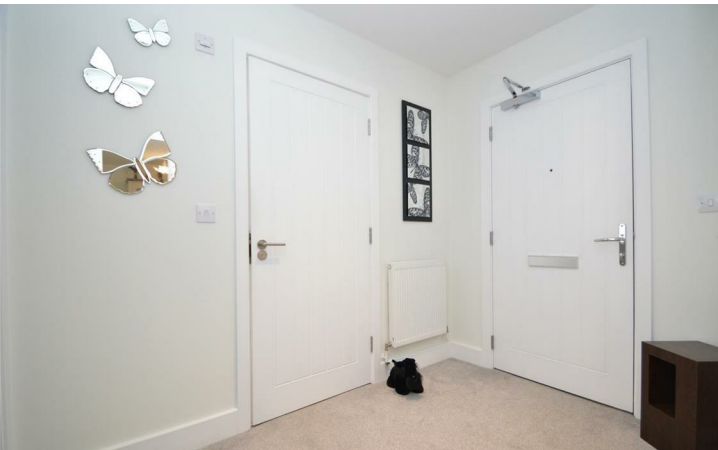
Rent - £121.27 per 6 months

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.




GROUND FLOOR

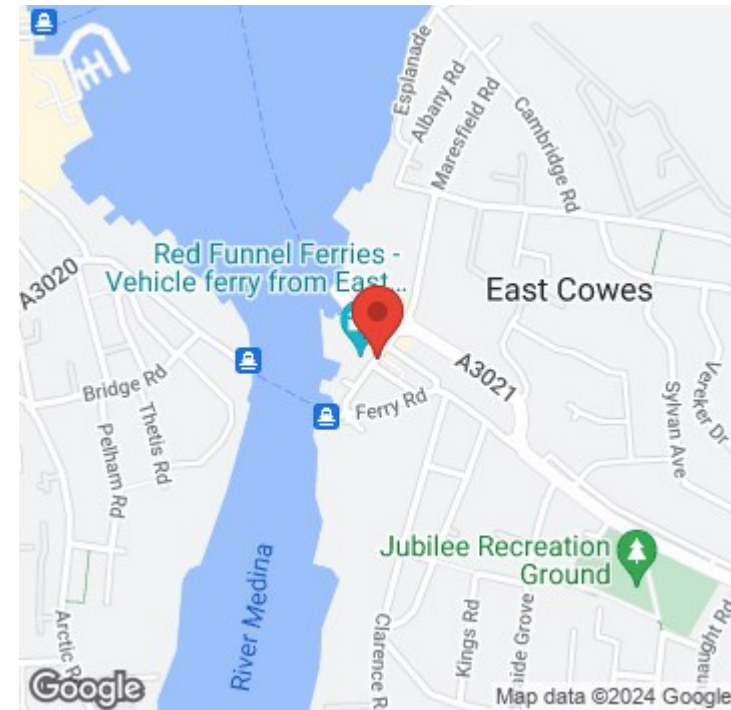


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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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.

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



wright
 estate agency