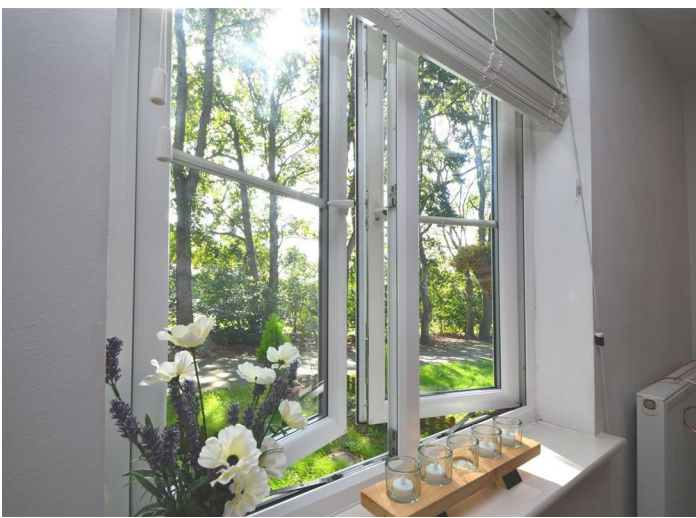




**£159,950**

Flat 1, 1 Abbey Walk, East Cowes, Isle of Wight, PO32 6GF





A great opportunity to acquire this well presented and deceptively spacious ground floor apartment located within a popular location making it an ideal first time or investment buy.

The accommodation is light and airy and comprises entrance hall, two good size bedrooms, lounge with dining area, separate kitchen with modern white units and bathroom wc. The property has additional attributes that include double glazing, gas central heating, cycle store and an allocated parking space.

The coastal resort of East Cowes 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 a mile away.

Please call the Wright Estate Agency on 01983 281010 to arrange an internal viewing.



Hallway	
Lounge / Diner	14'9" x 11'8"
Kitchen	9'10" x 6'2"
Bedroom 1	11'5" x 9'10"
Bedroom 2	10'0" x 6'10"
Bathroom	6'2" x 6'0"

#### Outside

To the rear of the property there is an allocated parking space, refuse store and cycle store. To the front of the property there are communal gardens

#### Council Tax

Band B

#### Additional Information

Leasehold - 140 years remaining  
Ground Rent - £400 per annum  
Service Charge - £1,667.50 per annum

#### 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  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.  
While 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>	<b>80</b>	<b>80</b>
(69-80) <b>C</b>		
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
estate agency