



**£110,000**

Flat 2, Ian Court, 172 York Avenue, East Cowes, Isle of Wight, PO32 6TE



This ground floor apartment is set in an enviable position just a short walk to the Esplanade.

The entrance hall leads to the double bedroom, bathroom, kitchen with brand new units and lounge. The lounge is a good size and has a feature bay window. The property also benefits from allocated parking and communal gardens. This property is an ideal first time buy or investment purchase.

The apartment is in a handy location, a short walk away from 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, first time buyers and investors 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.

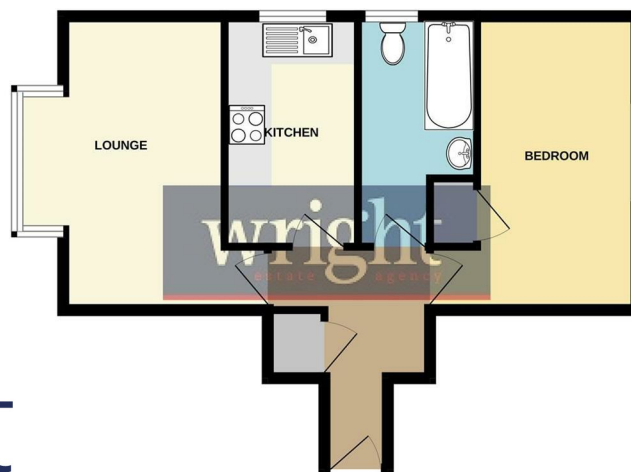
To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</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	
Current: <b>63</b>	Potential: <b>75</b>
England & Wales	EU Directive 2002/91/EC

**wright**  
estate agency

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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. ©2023 Wright Estate Agency

Hall

Kitchen  
10'2" x 6'3"

Lounge  
13'7" x 9'5"

Bedroom 1  
13'8" x 9'6"

Bathroom  
7'9" x 5'8"

Outside

To the front of the property there is a shingle driveway providing off road parking for one car. There is also side access leading to the communal garden which is laid to lawn.

**Additional Information**

Lease - 999 years  
1/10th of freehold  
Maintenance Charge - TBC

**Council Tax**  
Band A

**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.

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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