



£229,950

7 Millfield House Millfield Avenue, East Coves, Isle of Wight, PO32 6FR





This spacious and well presented ground floor apartment forms part of this historic Grade II listed building. This handsome building was converted into eight apartments and is set within well maintained and attractive grounds.

The apartment comprises of a private entrance, welcoming hall, lovely sitting room with a good size dining area benefiting from views over the communal garden, modern white kitchen with integrated appliances, two double bedrooms and two bathrooms. Additional benefits include gas central heating, use of the communal gardens, allocated parking and a private rear garden.

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.



Private Side Entrance Door To:

Open Plan Living Area	24'8" max x 19'1" max
Bedroom 1	11'10" x 10'0"
En-Suite	6'11" x 3'8"
Bedroom 2	9'10" x 9'6"
Bathroom	6'11" x 6'0"

Outside

To the front of the property is a large, well tended communal lawned garden with planted borders. Allocated parking with further visitors parking available.

Private Garden

This apartment has the added benefit of its own walled courtyard garden.

Leasehold Information

994 years remaining
 Maintenance Charge - £883 per annum (paid per quarter £220.80)
 Please note on completion 1/8th of the freehold will be owned

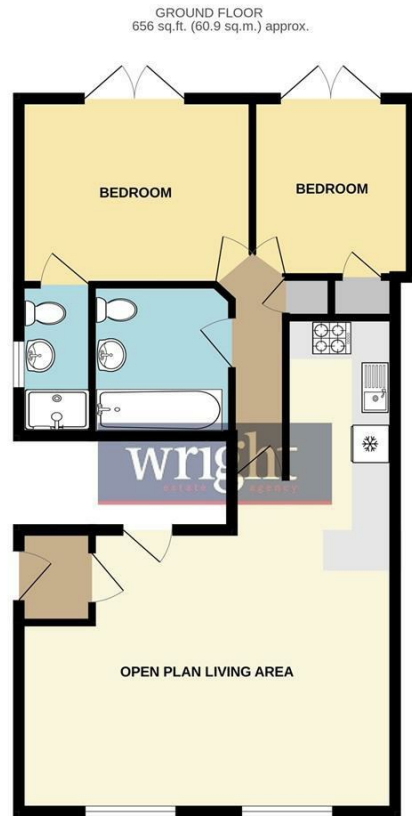
Council Tax
 Band B

Services

Unconfirmed gas, electric, telephone, mains water and drainage

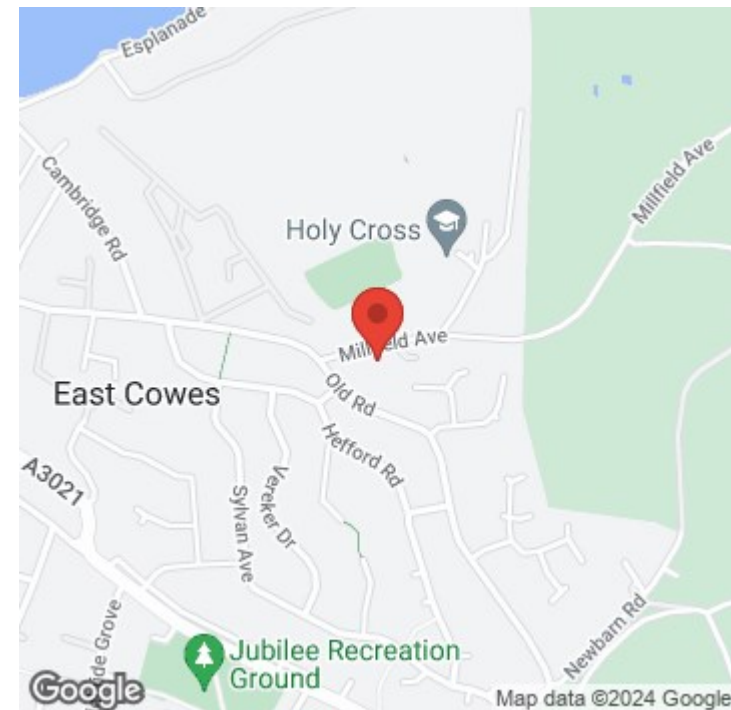
Agent Note

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.



TOTAL FLOOR AREA - 656 sq.ft. (60.9 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 apparatus 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) 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	



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