



**£220,000**

21 Medina View, East Cowes, Isle of Wight, PO32 6LG









If you are looking for an apartment with a special outlook then this is the one for you! This first floor apartment is set in a enviable position situated on the waterfront of East Cowes Marina with views of the Marina and River Medina which can be enjoyed from your own balcony.

The entrance hall to the apartment leads to the two bedrooms with the master having an en-suite, bathroom, kitchen and lounge/diner. Should you be looking for some outside space then the balcony which is accessible from the lounge is the ideal place to enjoy the evening sunsets and to watch the boats sail by. There are also ample communal gardens with seating areas and residents gym. The property also benefits from allocated parking.



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 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.



Hallway

Lounge

Kitchen

Bathroom

Bedroom 1

En-Suite

Bedroom 2

Outside

Situated to the front of the property is a balcony big enough for table and chairs to sit and enjoy the activity on the water front. At the rear of the property is an allocated parking space for 1 car.

#### Additional Information

Remaining Lease - 964 Years

Service Charges - £1200 per annum

Ground Rent - £249.60 per annum

#### Council Tax

Band B

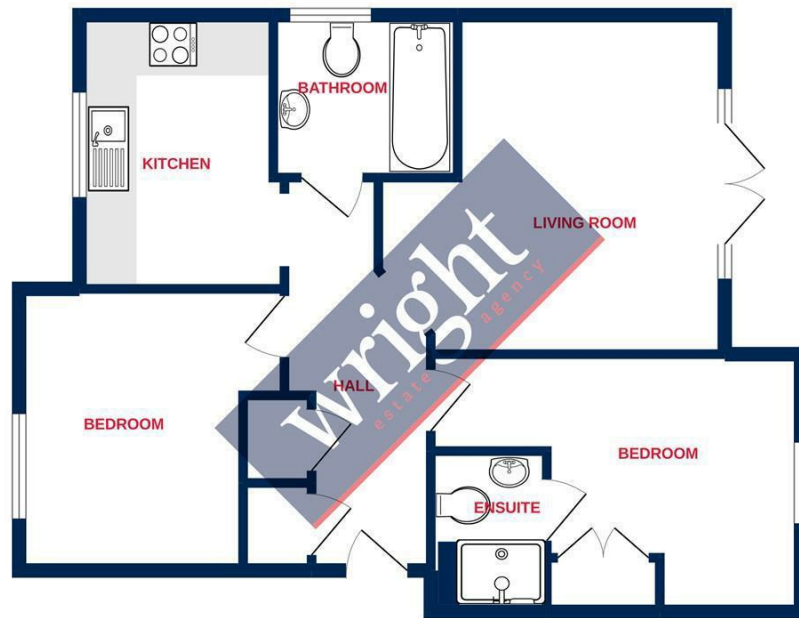
#### Services

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  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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>		
(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		
	77	80
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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
estate agency