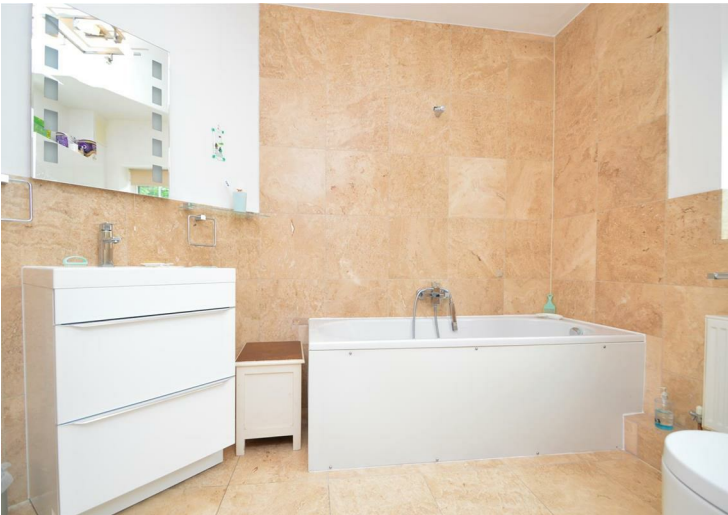




£375,000

8, Admirals Point, 73 Cambridge Road, East Cowes, Isle of Wight, PO32 6AH





Commanding exceptional sea and Cowes town views from an elevated position, this home is a spacious apartment offering flexible accommodation set within a very desirable area.

Proudly positioned, this lovely apartment boasts stunning views towards the bustling Solent which can be enjoyed from a fabulous terrace off the kitchen.

Finished to a high standard the accommodation comprises of a welcoming hallway with storage, double aspect lounge/diner with sea views, modern kitchen with access to the terrace, two double bedrooms with the master having an en-suite bathroom and shower room WC.

Externally there is allocated parking, mature communal gardens, cycle and refuse store. A lift to all floors completes this wonderful apartment.

This truly is a rare opportunity to acquire this substantial apartment at Admirals point in the coastal resort of East Cowes, which has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle 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 woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.

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

Communal Entrance to Rear of the Block

Lift & Stairs Access to Second Floor

Hallway

Lounge 20'4" x 14'7" (max)

Kitchen/ Breakfast Room 14'4" x 9'8"

Bedroom 1 10'7" x 10'7"

En-Suite

Bedroom 2 11'1" x 10'5"

Shower Room

Outside

A large decked terrace, giving this apartment a stunning sea view with glass balustrades. An absolutely fantastic space with uninterrupted views of across The Solent and to West Cowes and magnificent sun sets. The property also has an allocated parking space.

Additional Information

Lease: 125 year from 2007
 Service Charge: £1,599.65 per annum
 Ground Rent: £300 per annum

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax

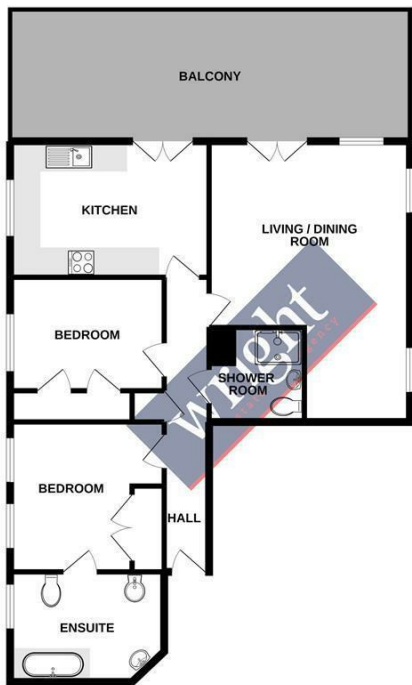
Band E

Agents 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.

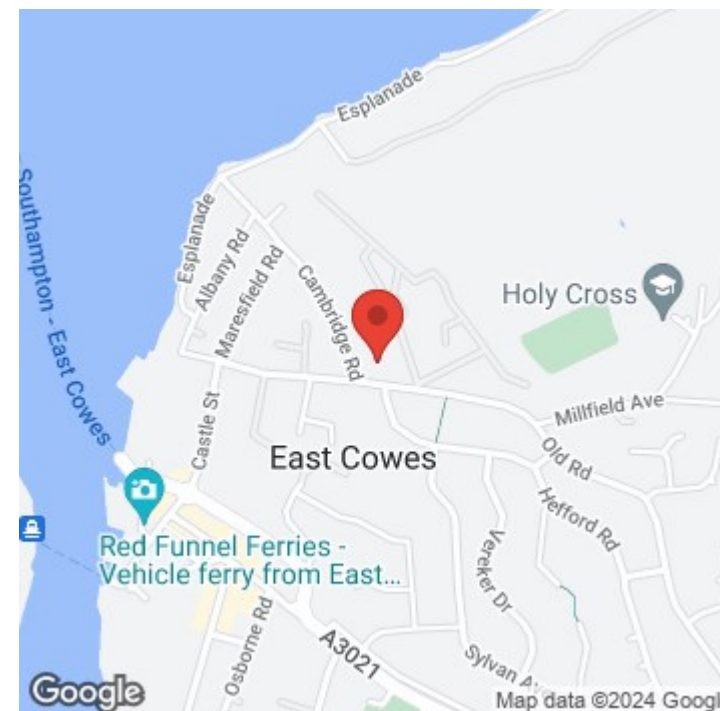


GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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) A		
(81-91) B		
(69-80) C	80	80
(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