



Offers In Excess Of

Flat 4 Bucklands Court Castle Street, East Cowes, Isle of Wight, PO32 6RB





If you are looking for a home with a lovely outlook then this is the one for you! This second floor apartment is set in an enviable position situated on a level walk to the Esplanade and benefits from views of the River Medina which can be enjoyed from the lounge and bedroom. Please note the property is currently tenanted and would make an ideal investment purchase.

The spacious entrance hall leads to the double bedroom, shower room, kitchen and lounge. The lounge is an ideal place to enjoy the evening sunsets and to watch the boats sail by. 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, 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 281010.0.

Hallway

Lounge

8'7" x 14'2"

Bedroom 1

11'10" x 8'6"

Shower Room

6'3" x 5'2"

Kitchen

7'6" x 7'5"

Additional Information

All flats have a share of the freehold
Service Charge - £660 per annum

Council Tax

Band A

Services

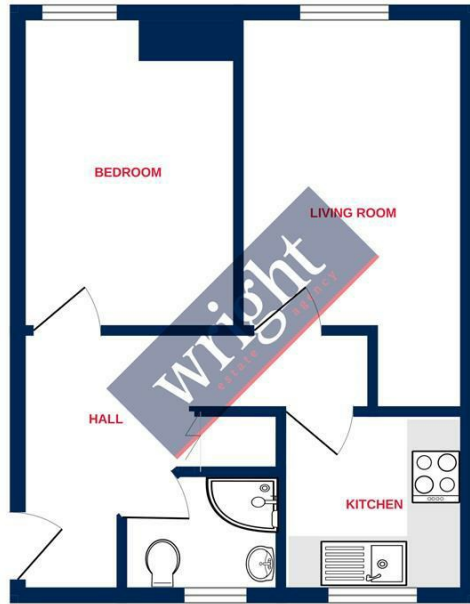
Unconfirmed gas, electric, telephone, mains water and drainage.

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.



357 sq.ft. (33.1 sq.m.) approx.

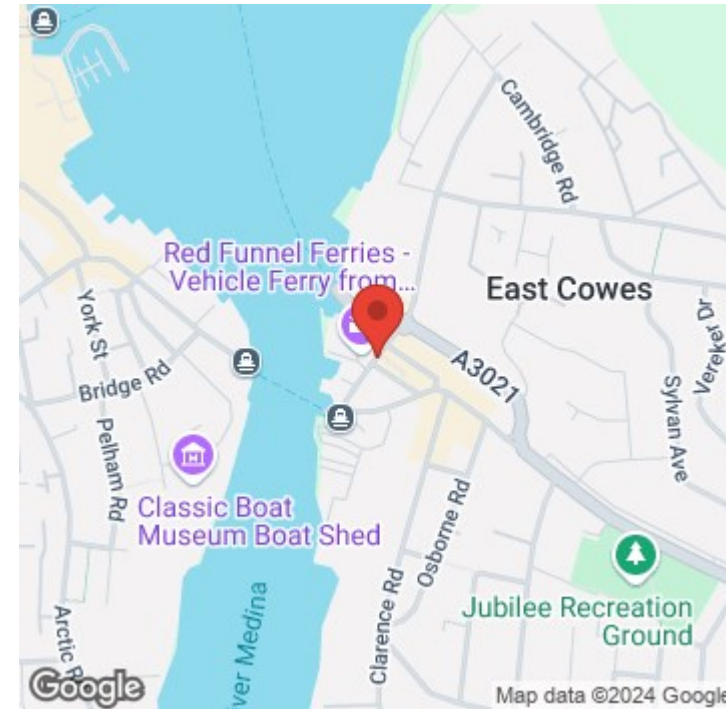


TOTAL FLOOR AREA: 357 sq.ft. (33.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
 Phone: 01983 281010
 Email: eastcowes@wright-iw.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	



wright
 estate agency