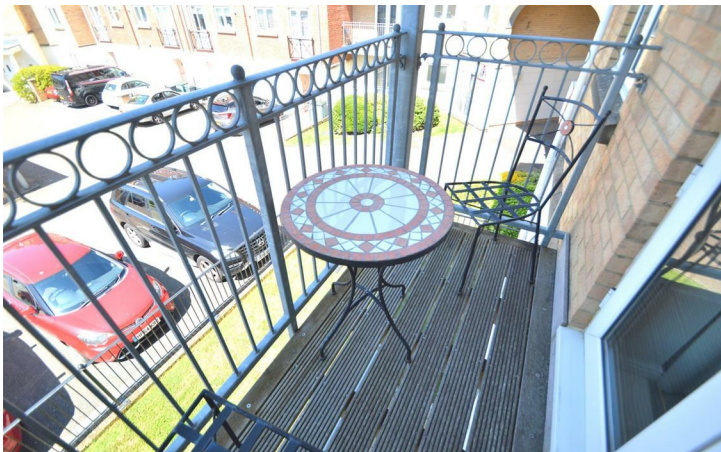




£214,950

86 Medina View, East Cowes, Isle of Wight, PO32 6SU





Welcome to this stunning waterfront apartment located in the sought-after area of Medina View, East Cowes. This first-floor apartment boasts lovely views of the River Medina from a private balcony accessed from the lounge, offering a picturesque backdrop to your daily life.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The property features two good size bedrooms, two bathrooms and spacious kitchen ideal for a small family or as a comfortable space for guests. The property also comes with allocated parking, ensuring convenience for residents.

The coastal resort of East Cowes, 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.

Whether you are looking for a peaceful retreat or a place to enjoy the beauty of waterfront living, this property offers the best of both worlds. Don't miss the opportunity to make this charming flat your new home!



Hallway	
Lounge	16'5" x 10'3"
Kitchen	12'5" x 8'10"
Bedroom 1	14'11" x 9'1"
En-Suite	7'2" x 6'9"
Bedroom 2	12'2" x 8'11"
Shower Room	7'3" x 4'4"

Outside

There is an allocated parking space, residents only gym and communal garden areas. This apartment also has the added benefit of a private balcony accessed from the lounge.

Council Tax
Band B

Additional Information

Leasehold
Remaining Lease 975 years
Maintenance Fees £2520 per annum
Ground Rent £180 per annum

Services

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

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
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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) A			
(81-91) B			
(69-80) C		77	86
(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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