



**£170,000**

Flat 9 Harbour Court, 2 Old Road, East Cowes, Isle Of Wight, PO32 6AJ





Welcome to Harbour Court in East Cowes! This modern apartment boasts a spacious layout with lounge/ kitchen dining room, one double bedroom with additional dressing room and bathroom, making it an ideal choice for a first-time buyer or a holiday home seeker.

One of the highlights of this property is the Juliette Balcony that offers stunning sea views, perfect for enjoying a morning coffee or watching the sunset. The allocated parking adds convenience to your daily life, ensuring you always have a spot waiting for you.

Located just a stone's throw away from the seafront and town, this apartment offers the best of both worlds - a peaceful retreat by the sea and easy access to local amenities. Whether you're looking for a permanent residence or a weekend getaway, this property has all the makings of a perfect home.

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 a mile away.

#### Hallway

Lounge/ Kitchen with dining area 22'8" x 16'4"

Bedroom 1 13'8" x 11'6"

#### Dressing room

Bathroom 7'8" x 6'3"

#### Outside

The allocated parking is located to the rear of the property.

#### Council Tax

Band B

#### Services

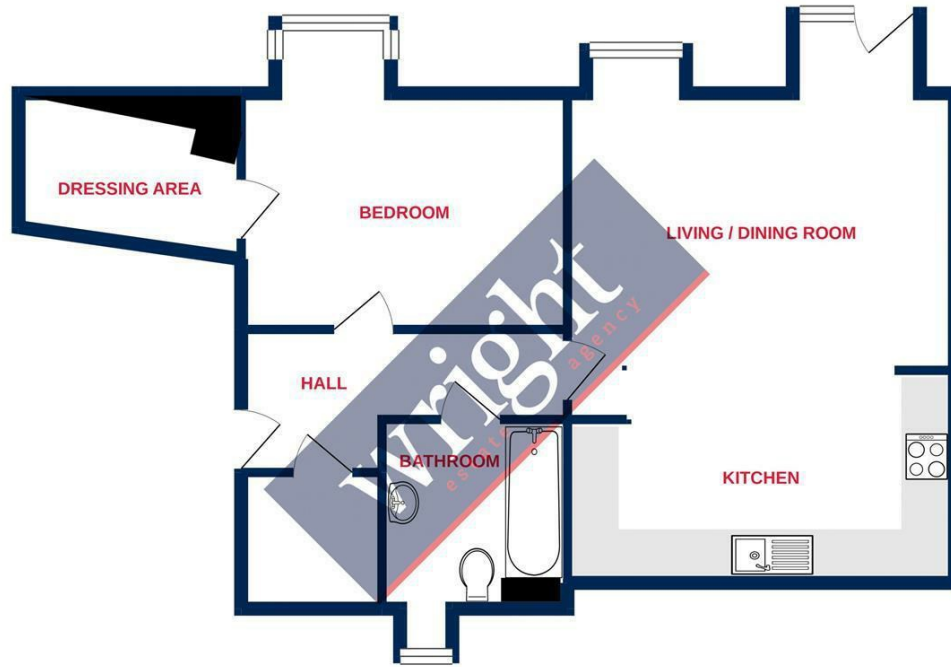
Unconfirmed gas, electric, telephone, mains water and drainage.

#### 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



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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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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>	<b>85</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**wright**  
 estate agency