



£142,500

33 Cockerell Rise, East Cowes, Isle of Wight, PO32 6JL





This purpose built second floor apartment is set within a quiet and peaceful location with the added benefit of an allocated parking space. The communal gardens are well maintained and offer seating areas to fully enjoy the setting.

The accommodation comprises of a hallway with storage, lounge with space for a dining table, separate kitchen, two double bedrooms and shower room wc. Additional features include residents drying area, communal garden and allocated parking space.

The property is currently let until June 2025

This is a great opportunity to acquire a spacious apartment 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 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/ Diner	15'11" x 10'9"
Kitchen	7'8" x 6'9"
Bedroom 1	11'8" x 9'8"
Bedroom 2	13'5" x 7'10"
Shower Room wc	7'9" x 5'1"

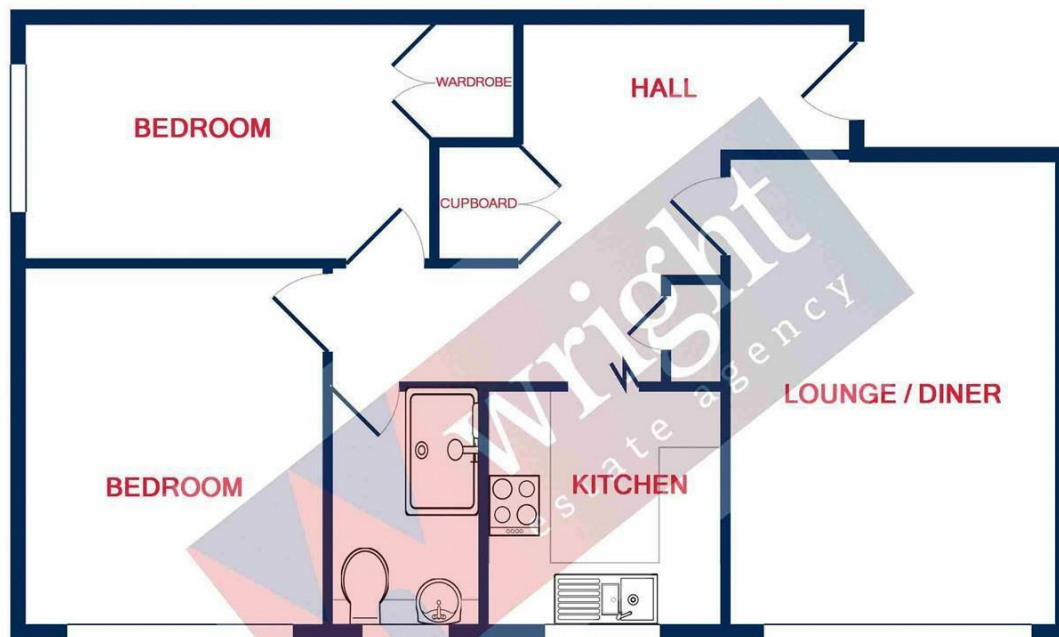
Outside
Surrounding the block are the well kept communal gardens with various seating areas and communal laundry drying area. The parking area is situated to the side of the block with one allocated parking space with further visitors parking available.

Additional Information
Lease Remaining 950 years
Maintenance Charges - £90.00 per month
No Ground Rent
1/32 of Freehold

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.




TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)

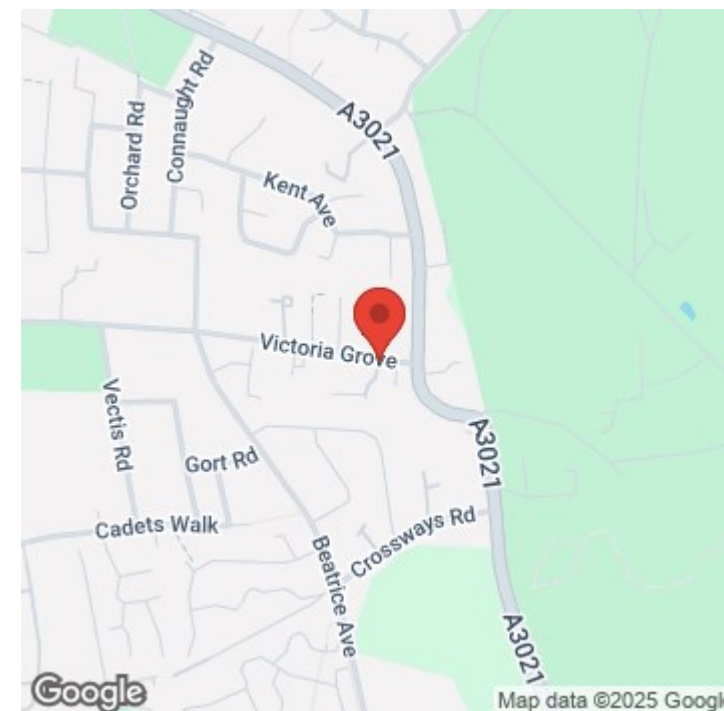
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



wright
 estate agency