



**2 Cavalier Quay,
East Cowes,
Isle of Wight,
PO32 6EW**

**Offers in Excess of
£160,000**



2 Bedrooms

Kitchen

Chain Free

Lounge

Shower Room

River Views

Allocated Parking

ACCOMMODATION

Communal Door with Entry Phone

Communal Hall

Door to inner lobby. Door to:

Entrance Hall

Access to all rooms. Night storage heater. Cupboard housing tank. Telephone entry phone. Heating thermostat.

Kitchen 9' 8 x 6' 3 (2.95m x 1.91m)

Double glazed window to rear. Modern floor units with co-ordinating roll top work surfaces over, white ceramic sink with mixer tap over. Stainless steel electric hob and oven with extractor hood over. Integral dishwasher, fridge, washing machine. Space for fridge freezer. Separate larder cupboard. Tiled floor. Wall mounted heater.

Lounge/Diner 17' 0 x 11' 9 (5.18m x 3.58m)

Light and airy room with double glazed window to front with super views over the marina, double glazed door to balcony. Night storage heater. Modern electric coal effect fire. Good sized floor to ceiling storage cupboard with shelving.

Bedroom 1 11' 0 x 10' 2 (3.35m x 3.10m)(excluding door recess)

Double glazed sliding doors to balcony, again with excellent river views. Wall mounted heater. Further double glazed window to side

Bedroom 2 12' 9 x 9' 6 (3.89m x 2.90m)(including wardrobes)

Double glazed window to rear. Large built in wardrobes. Dimplex heater.

Shower Room

Contemporary Suite with double shower unit. WC. Wash bowl with mono block tap. Extractor fan. Tiled floor. Double glazed window to rear. Inset spot lights.

Allocated Parking

Situated to the rear of the block is an allocated parking space.

Collect 2 View

If you live in PO32 postcode areas don't forget our 'Collect 2 View' service. We will collect you from your home and drive you to view our properties then take you back home again. A complete door to door service!

Services

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

Council Tax

Please contact the Isle of Wight Council on 01983 823901

Viewing

Please direct your enquiries to the Vendors SOLE AGENTS – The Wright Estate Agency – 34 York Avenue, East Cowes, Isle of Wight PO32 6RU – Telephone 01983 28 10 10

E mail

eastcowes@wright-iw.co.uk

Agents Note:

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.



A bright, modern 2 bedroom ground floor apartment situated on the edge of the River Medina offering fine southerly views directly over the water, a private balcony and a private parking space. Accommodation includes a painted shaker style kitchen with integrated dishwasher and washing machine and a double shower and modern counter top basin in the shower room. Situated at the quieter end of this popular development, yet within easy access of local amenities and the marina, the apartment makes a lovely home or an ideal lock up and leave. To arrange an internal viewing please contact The Vendor Sole Agent The Wright Estate Agency on 01983 28 10 10.



FLOOR PLAN TO FOLLOW

