



Queens Road

Cowes

£210,000



A purpose built 2 bedroom ground floor apartment situated just yards from Cowes parade and beach - with views of the Solent, the property is offered CHAIN FREE. This Queens Road apartment has an allocated street parking space and is beautifully appointed throughout. A fantastic holiday lock up leave or home by the sea.



2 Bedroom Ground Floor Apartment

Tenure Leasehold

Ground Rent = Zero Service Charge £960.00p/a Sinking fund £7,500 Share of Freehold 999 years from 1980

Entrance

A lobby entrance from the main hall on the ground floor.

Hall

Storage cupboard and hotwater cylinder

Lounge/Diner 16' 2" x 10' 4" (4.94m x 3.15m)

A large bright, dual purpose reception with picture window and views towards the Solent.

Kitchen 8' 7" x 6' 11" (2.61m x 2.1m)

A well appointed kitchen with plenty of floor and wall mounted storage units and contrasting counter tops. Integrated oven and hob, space and plumbing for a fridge and washing machine.

Bedroom 1 11' 8" x 8' 9" (3.56m x 2.66m)

Large double bedroom with side aspect.

Bedroom 2 9' 8" x 8' 9" (2.94m x 2.66m)

Additional double bedroom again with a side aspect.

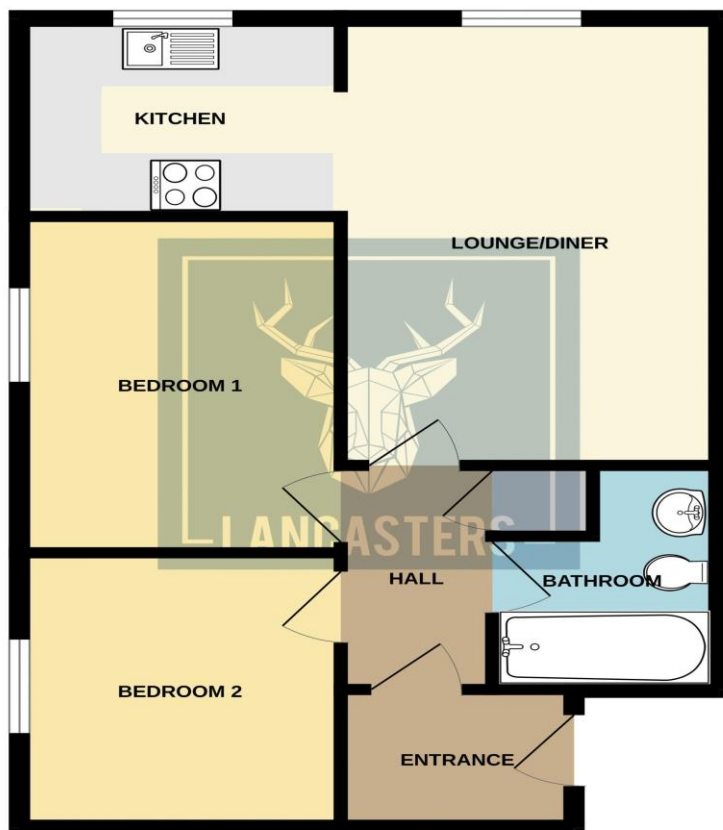
Bathroom

A spacious family bathroom with P-shape panelled bath and shower over with screen, Vanity basin and w/c. heated towel rail.

Outside

The property has its own allocated off street parking space.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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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Tenure: **Share of Freehold**

Council: **B**

EPC: **D**

These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.