



Baring Road

Cowes

£350,000



Lancasters

A beautifully appointed, purpose built two bedroom first floor apartment with fantastic sea views. Complete parking and glorious communal gardens. All available CHAIN FREE. Located in the desirable location of Baring Road Cowes.



2 Bedroom First Floor Apartment

Entrance

The building has a secure main lobby with video intercom entry system. Stairs and lift to all floors.

Hall

Fitted with a series of built-in storage cupboards including a coats cupboard and airing cupboard housing gas fired Vaillant boiler - Entry video intercom.

Lounge

32' 2" x 14' 9" (9.8m x 4.5m)

A large bright main, dual purpose reception with sliding glazed panels providing wonderful views over the communal gardens and across the Western Solent to the Hampshire Coast. Part of the roof is glazed with all windows having electrically operated blinds. Open plan to...

Kitchen

11' 2" x 7' 7" (3.4m x 2.3m)

Fitted with a range of built-in cupboards with contrasting granite worksurfaces over. Integral range of appliances including a Neff double oven, 4 ring gas hob with extractor over, fridge/freezer and Hotpoint dishwasher. Undermounted stainless steel sink unit with drainer.

Bedroom 1

12' 2" x 9' 2" (3.7m x 2.8m)

A dual aspect double bedroom with a pair of French doors opening to a small balcony on the front elevation and built-in wardrobe cupboard.

Ensuite

Partially tiled with a large walk-in shower, wash basin, WC and towel rail.

Bedroom 2

10' 10" x 9' 10" (3.3m x 3.0m)

A double bedroom with side aspect. Built in oak, wardrobes and dressing table.

Bathroom

A spacious family bathroom, comprising bath with mixer tap, wash basin, WC and heated towel rail. Fitted mirrored cabinet.

Outside

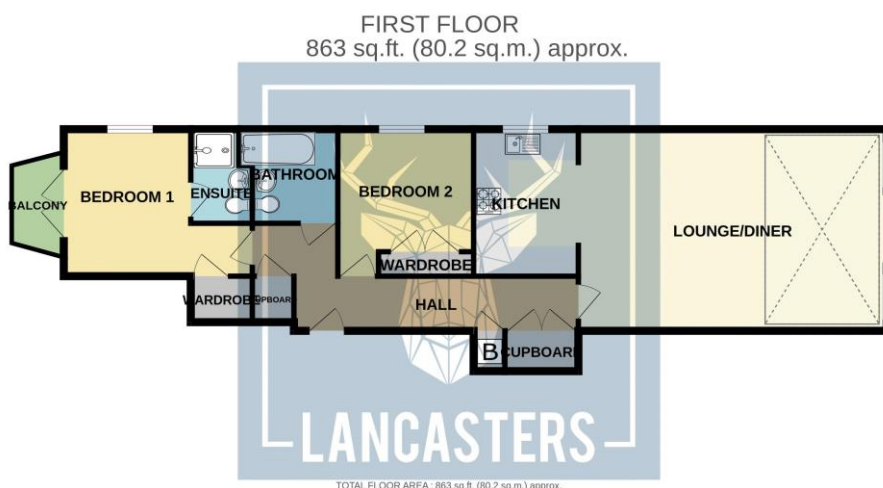
A pair of wrought iron gates set on gate pillars opens to a block paved turning circle - allocated single parking space. Planting throughout and paved walk way to the rear communal gardens and patio. Green house and shared garden store.

Tenure

Share of FREEHOLD (999 year lease from 2011). Zero Ground Rent. £3411.44 per annum which covers insurances, gardener, gates, lighting, CCTV, window cleaning, lift maintenance and a reserve fund.

N.B

The property has a restriction on short term holiday letting. (a minimum of 6 month lets only) Pets are NOT permitted on a permanent basis.



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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Want more photos and a video? Scan here

Lancasters Estate Agents

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Tenure: **Share of Freehold**

Council: **E**

EPC: **B**

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.