

**2 Grantham Court 10 Queens Road Cowes, PO31 8BB**

**£599,950**



Take a look at this stunning 3 bedroom ground floor apartment located on the popular Cowes parade with stunning views of the Solent. Within walking distance to Cowes town centre & ferry links to Southampton. The spacious apartment consists of a lounge diner with panoramic views of the Solent, kitchen, two double bedrooms one benefitting from an en-suite, one single bedroom and a family bathroom. Outside offers a good-sized terrace area to watch the busy sailing and boating traffic of the Solent. Other benefits of the property include two parking spaces, communal terrace, Storage room on lower level, gas central heating and double glazing throughout. This is a must see!! Click 'Virtual tour' to see a full walk through video.

**CHAIN FREE!!**

**SEA VIEWS**

**PRIVATE TERRACE**

**3 BEDROOMS**

**GROUND FLOOR APARTMENT**

**UNDERGROUND CAR PARK WITH TWO  
PARKING SPACES**



ROOMS

Entrance Hall

Cupboards. Security entry control phone.

Lounge/Diner 19' 1" x 22' 10" (5.81m x 6.95m)

Carpet flooring. Feature fireplace. Double glazed sliding door leading onto terrace. Double glazed window to rear aspect. Radiator.

Kitchen 9' 1" x 9' 7" (2.77m x 2.93m)

LVT Flooring. Fitted-kitchen with matching wall base units. Integrated appliance and sink drainer. Room for white goods. Electric hob & oven.

Bathroom 5' 3" x 6' 3" (1.60m x 1.90m)

Bedroom 1 13' 10" x 8' 4" (4.22m x 2.55m)

Carpet flooring. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 2 10' 9" x 8' 1" (3.27m x 2.46m)

Carpet flooring. Double glazed window to front aspect. Radiator.

Bedroom 3 10' 11" x 8' 6" (3.34m x 2.58m)

Carpet flooring. Built-in wardrobe. Double glazed window to side aspect. Radiator.

En-suite 2' 7" x 5' 1" (0.80m x 1.56m)

Shower, sink & WC.

Project 50

2 Grantham court  
TOTAL AREA: 85.01 m² · LIVING AREA: 85.01 m² · FLOORS: 1 · ROOMS: 10



Ground Floor

TOTAL AREA: 85.01 m² · LIVING AREA: 85.01 m² · ROOMS: 10



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

