

**Flat 2, 70 Stephenson Road Cowes, PO31 7PR**

**£150,000**



This well-presented first floor apartment is ideally located within walking distance to Cowes town centre, bus routes, ferry links and cycle path. The property consists of a good-sized lounge, double bedroom with fitted wardrobes, modern-fitted kitchen/breakfast room and modern-fitted shower room. Outside offers a good-sized garden. Other benefits of the property includes an off-road parking space, private hallway, gas central heating and double glazing. This is the perfect buy for first time buyers alternatively investors!!

**CHAIN FREE!!**

**FIRST FLOOR APARTMENT**

**PRIVATE GARDEN**

**1 DOUBLE BEDROOM**

**OFF ROAD PARKING SPACE**

**GAS CENTRAL HEATING & DOUBLE GLAZING**

# ROOMS

## Entrance Hall

### Living Room 13' 8" x 13' 1" (4.16m x 4m)

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

### Kitchen/Diner 10' 10" x 7' 8" (3.30m x 2.34m)

Laminate flooring. Modern-fitted kitchen with sink drainer, electric hob and oven. Double glazed window to rear and side aspect. Radiator.

### Shower Room

Tiled flooring. Walk-in shower, sink basin and WC. Heated towel rail

### Bedroom 10' 8" x 9' 1" (3.25m x 2.77m)

Carpet flooring. Fitted-wardrobes. Double glazed window to rear aspect. Radiator.

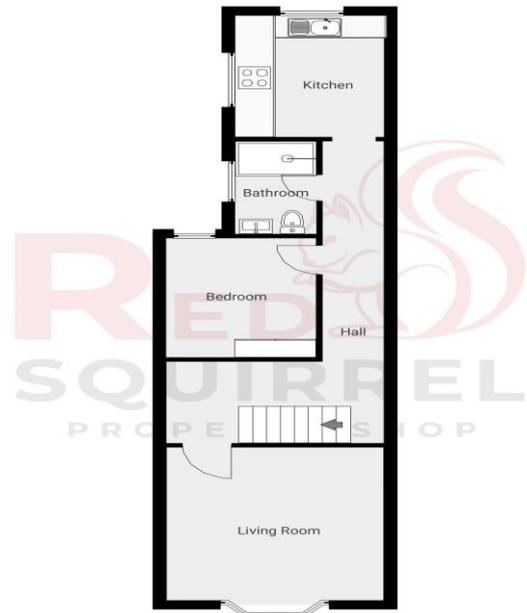
## Flat 2 70 Stephenson

TOTAL AREA: 54.10 m<sup>2</sup> - LIVING AREA: 54.10 m<sup>2</sup> - FLOORS: 1 - ROOMS: 5



### ▼ 1st Floor

TOTAL AREA: 54.10 m<sup>2</sup> - LIVING AREA: 54.10 m<sup>2</sup> - ROOMS: 5



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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>		
(55-68)	<b>D</b>		<b>65</b>
(39-54)	<b>E</b>	<b>43</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	

