

3 York Avenue East Cowes, PO32 6QY

£140,000



ATTENTION INVESTORS! This commercial unit is offered CHAIN FREE, located ideally in the town centre of East Cowes, walking distance to mainland & local travel links. The property consists of a fully-modernised 1 bedroom flat to first & second floor and ground floor commercial unit with garden space backing onto the Red Funnel entry port. The commercial unit is 48.08 square meters and is back to brick ready for new owner to make their own.

!CHAIN FREE!

1 BEDROOM APARTMENT

CLOSE TO FERRY LINKS

PERFECT FOR INVESTORS

COMMERCIAL UNIT TO GROUND FLOOR

TOWN CENTRE

ROOMS

Entrance Hall

Wooden flooring throughout, stairs up to 1st floor and doorway leading to the shop

Living Room 12' 0" x 16' 9" (3.67m x 5.11m)

Living room at the front of the property, with bay window to the front aspect, wooden flooring throughout

Kitchen 12' 0" x 10' 3" (3.66m x 3.13m)

Wooden flooring throughout, double glazed UPVC French doors to the rear aspect allowing access to rear decked area.

Bedroom 13' 1" x 16' 6" (4.00m x 5.04m)

Double bedroom, double glazed velux window. Wooden flooring throughout

Bathroom 7' 3" x 7' 7" (2.20m x 2.32m)

Wooden flooring throughout, double glazed window to rear aspect

Balcony

Decked balcony area to rear aspect of the property.

Commercial Unit 48.08m2

Front door to main shop area. Door to rear leading to lean-to.



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	