



# Number One The Parade

## Cowes

£425,000



Simply STUNNING sea views. Check out the video tour (also available on our YouTube channel). Prime position on Cowes parade with BALCONY and GYM, this superb apartment offers fantastic views over the harbour entrance and the wealth of nautical activity so common in this location. The location gives easy access to all of the prestigious yacht clubs and the array of shops and restaurants throughout Cowes High Street. 5min stroll to the Redjet ferry to arrive in Southampton and fast trains to London. Offered CHAIN FREE.





## 2 Bedroom Ground Floor Apartment

### Entrance

A secure gated access to the main block and central courtyard. Intercom entry and key fob fast entry system. The property is on the ground floor from the street but first floor at the rear.

### Hall

Central to the apartment with large storage cupboard and water tank.

### Lounge/Diner/Kitchen 25' 11" x 11' 8" (7.9m x 3.55m) max

A bright spacious multi purpose reception with picture windows and french style doors out a large balcony with stunning waterfront views. Plenty of space for lounge and dining furniture finished with a modern kitchen and breakfast bar. Stone worktops and contrasting storage units and integrated washing machine, dishwasher, hob, cooker and microwave.

### Bedroom 1 13' 1" x 10' 8" (4.0m x 3.24m)

Large double bedroom with doors out to the sea facing balcony. Access to Ensuite.

### En-suite

A well appointed modern wash room with large shower, vanity and basin, w/c and heated towel rail.

### Bedroom 2 10' 10" x 9' 5" (3.29m x 2.86m)

A second large double bedroom with side aspect.

### Bathroom

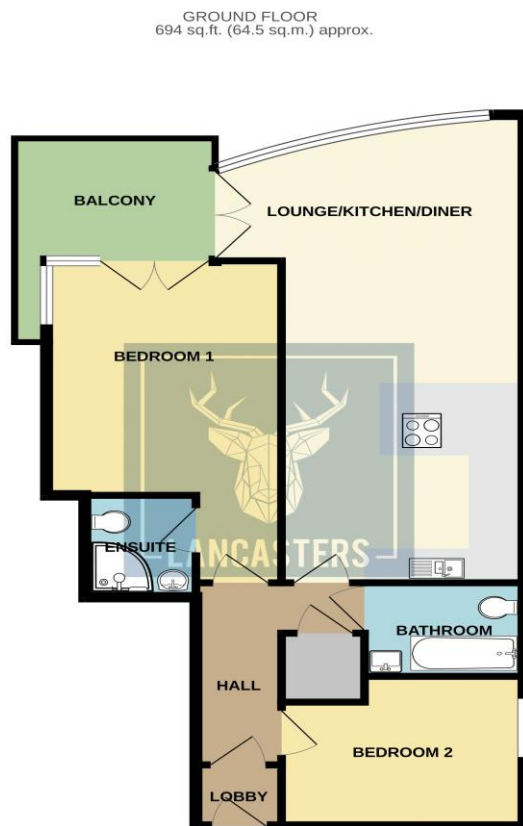
Family bathroom with bath and shower over, w/c and vanity basin, towel rail and extractor.

### Gymnasium

A communal gym for residents -fitted with modern equipment to use at will. There is also a shower & W/C for residents use on this floor and storage private storage cupboards for each apartment.

### Tenure

999 year lease with effect from 2007. Service charge is approximately £2,700 per annum incorporating ground rent. No holiday letting allowed.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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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Lancasters Estate Agents

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Tenure: **Share of Freehold**

Council: **E**

EPC: **C**



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.