



# Orchard Place

## Cowes

£225,000



This wonderfully appointed Penthouse, 2 bedroom property is located in the heart of Cowes in a much sought after purpose built apartment building. Accessed via a security controlled door system, the size and layout of this property creates a light and airy ambiance, further enhanced by views of the Solent from all balconies. Complete with 2 bathrooms and allocated off street parking. A beautiful lock up and leave or comfortable home by the sea.





## 2 Bedroom Upper Floor Apartment

### Living Room 18' 11" x 19' 10" (5.76m x 6.04m)

Open plan living and dining space with eaves storage. Ample natural light with feature circular window, velux windows and sliding doors to decked balcony to enjoy the sea views.

### Kitchen 8' 11" x 9' 5" (2.72m x 2.87m)

Fully integrated kitchen comprising fridge/freezer, washing machine, dishwasher, oven and hob.

### Bedroom 1 18' 4" x 11' 0" (5.58m x 3.35m)

A large double room with built in wardrobes providing plenty of storage space. Sliding door to balcony enjoying sea views.

### En-Suite Bathroom

Fitted with a white suite comprising bath, WC and wash hand basin.

### Bedroom 2 13' 0" x 9' 10" (3.95m x 3.0m)

Another double room with wardrobe. Door to balcony.

### Shower Room

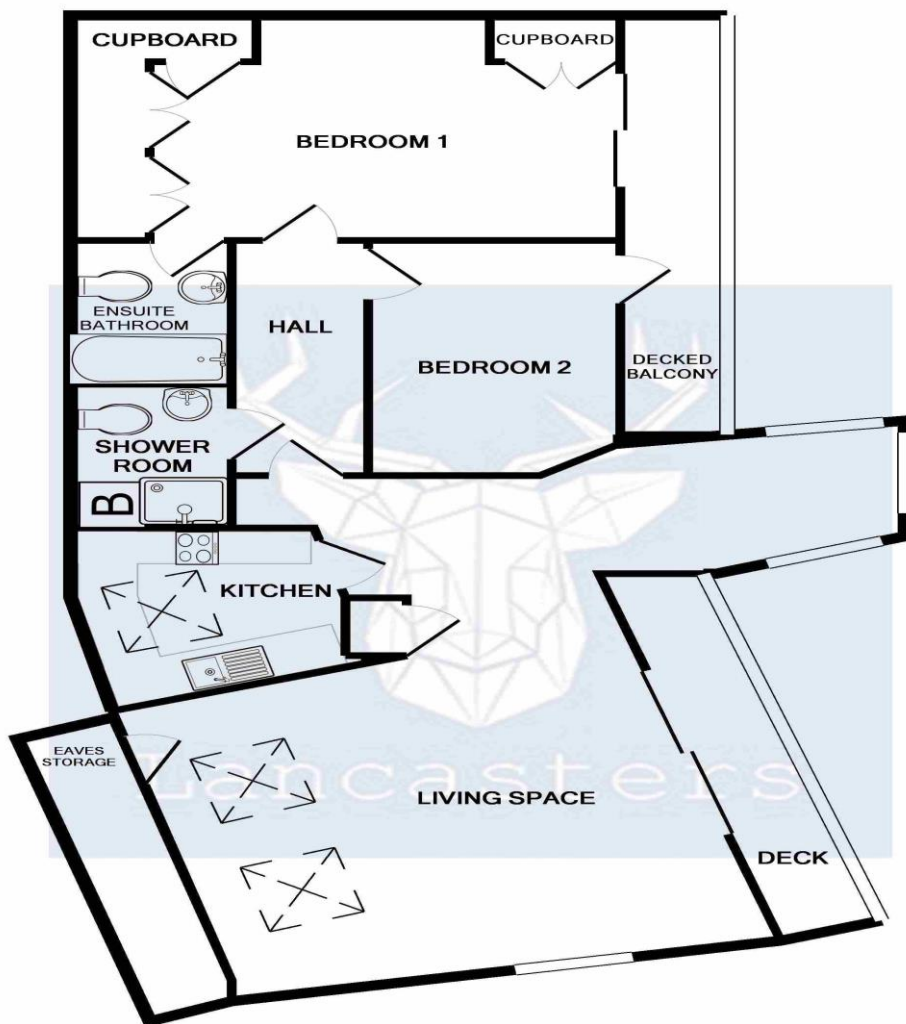
Suite comprising good size shower cubicle, WC and wash hand basin.

### Outside

There is an allocated off street parking space at the rear of the building.

### Tenure

Leasehold - 104 years remaining , Service charge of £600 per annum.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Leasehold

Council: C

EPC: C



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