



The Parade

Cowes

£250,000



Lancasters

A fourth floor, 2 bedroom balcony apartment situated in a perfect position within the iconic Osborne Court, situated on the Parade, Cowes. Ideal for enjoying the waters activity and within walking distance of the towns amenities and with easy access of the Redjet mainland transport link. Beautifully appointed throughout and ready to move straight into.



2 Bedroom Upper Floor Apartment

Entrance Hall

Complete with cupboard storage. Accommodation off.

Sitting Room 16' 9" x 12' 4" (5.11m x 3.75m) max

A large bright main, dual purpose reception . Door onto the balcony

Balcony 12' 6" x 4' 3" (3.8m x 1.3m)

A sea facing balcony - views of Cowes parade and onto the Solent.

Kitchen 10' 7" x 7' 3" (3.22m x 2.21m)

Modern fitted kitchen with plenty of fitted floor and wall mounted storage units and contrasting countertops. Integrated electric hob and cooker.

Bedroom 1 13' 8" x 11' 9" (4.17m x 3.57m) max

A bright and spacious main bedroom - with an Easterly aspect and window out onto the balcony.

Bedroom 2 12' 8" x 6' 6" (3.85m x 1.99m)

A lovely additional bedroom with views towards the sea.

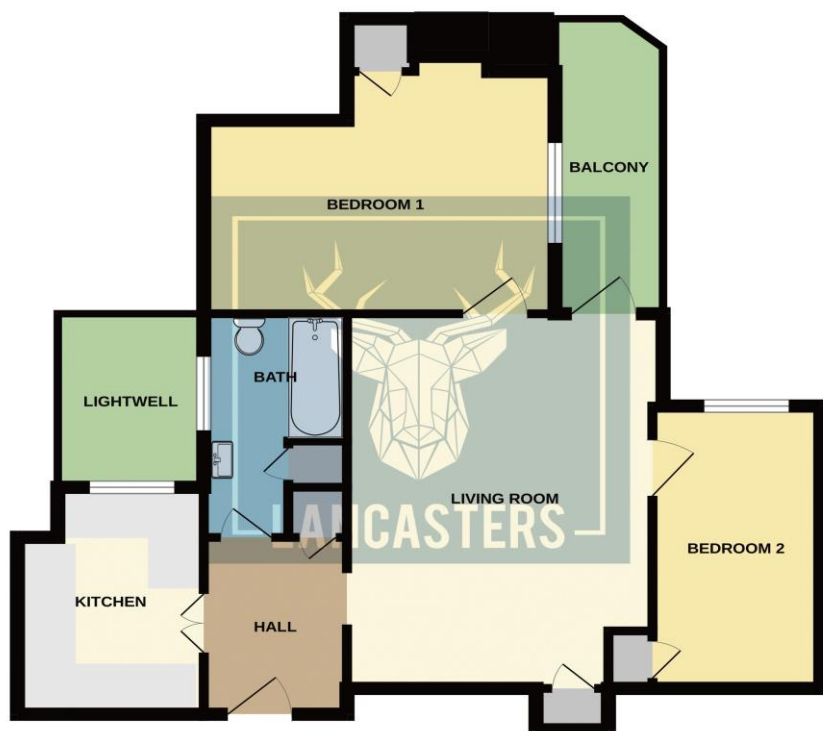
Bathroom

A well appointed bathroom with a modern suite and contrasting tiling. Panelled bath with screen and electric shower over, w/c and basin.

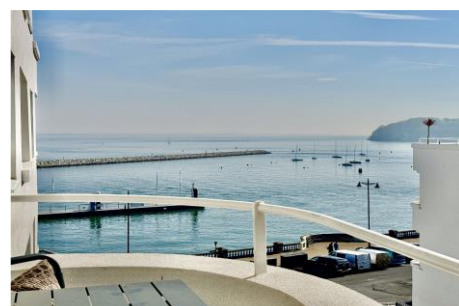
Tenure

Leasehold 999 years from 2020 Service Charge in 2022 was £2075pa. Ground Rent £0

4TH FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 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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Tenure: Share of Freehold
Council: B
EPC: C



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