



The Parade

Cowes

£500,000



Lancasters

A superb, and well appointed apartment set within a prestigious development in the heart of Cowes. Boasting uninterrupted panoramic views across Cowes harbour, the Solent and South Coast. The accommodation comprises of an open plan sitting/dining and kitchen with balcony looking out to the sea, 2 en-suite double bedrooms all located conveniently for sailing clubs, Cowes town centre and its variety of local boutiques, restaurants and cafes and The Red Jet passenger ferry to Southampton. Offered Chain free.



2 Bedroom Upper Floor Apartment

Entrance

The building has a secure entry system with video intercom. Gated access and communal hall up to the property.

Hall

Once inside the apartment there is a spacious hall with space for coats and boots etc - large storage cupboard and accommodation off.

Open plan Reception and Kitchen

26' 2" x 16' 3" (7.985m x 4.96m) Overall

A wonder and spacious, multi-use reception -ALL with a fantastic view, via a 6.5m balcony of the Parade and vibrant sailing waters of the Solent. Plenty of room for both dining and lounge furniture. direct access to the well appointed kitchen - complete with floor and wall mounted storage units and contrasting counter tops and integrated appliances - which include dishwasher, washing machine, fridge freezer, cooker and hob.

Balcony

21' 10" x 4' 10" (6.65m x 1.48m)

A decked and decorative steel balustrade balcony provides private covered outdoor space for dinning or just to take in the glorious sea views.

Bedroom 1

15' 7" x 11' 10" (4.75m x 3.61m) max

A master double bedroom with a rear Southerly aspect and Juliette balcony with french style doors. Large built in wardrobe and door to...

Ensuite

Complete with w/c ,basin and panelled bath with screen and shower over.

Bedroom 2

10' 2" x 7' 10" (3.1m x 2.4m)

Double rear aspect bedroom, with Juliette balcony and French style doors. built in wardrobe. Access to a Jack and Jill shower Room.

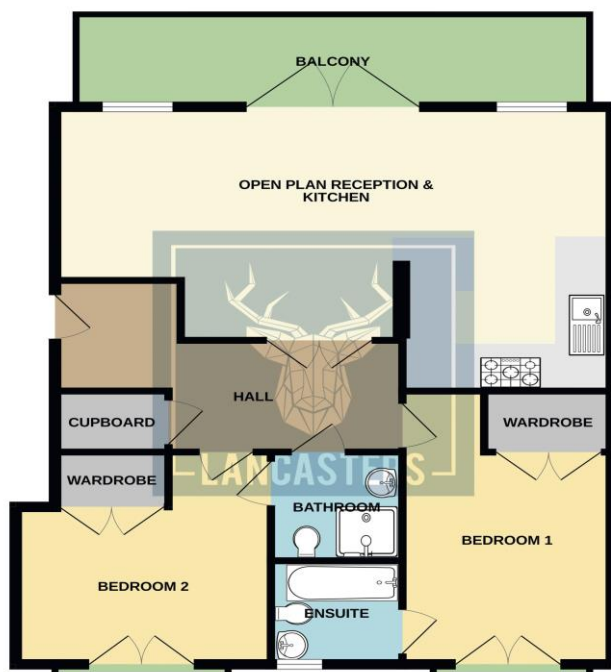
Shower Room

Complete with corner shower cubicle , basin and w/c. accessed via bedroom 2 and the hall.

Tenure

Leasehold 125 years from 2004 - 101 years remaining. Annual service charge is currently £1410.

SECOND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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 functionality or efficiency can be given.
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Tenure: Leasehold

Council: D

EPC: C

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