



Newport Road

Cowes

£140,000



Lancasters

CALLING ALL *CASH BUYERS !! ---- CHAIN FREE - A modern purpose built ground floor 2 bedroom apartment. With gas central heating and double glazing, close to the town centre amenities and within walking distance of The Red Jet, there is also a very convenient bus stop close by. Further more the property has 2 bathrooms and off street parking. RENTAL YIELD OF 6%



2 Bedroom Ground Floor Apartment

Entrance

There is a communal front door - individual post boxes, buzzer entry front and rear (lower ground at the rear).

Hall

The apartment has two spacious storage cupboards. Accommodation off.

Lounge/Diner/Kitchen 15' 1" x 13' 1" (4.6m x 4.0m)

This wonderful open plan reception has a multi-use and has views over the car park to towards the river. Spacious reception area - ideal for lounge and dining and a fitted kitchen with floor and wall mounted storage units, which include integrated appliances; dishwasher, washing machine, fridge, hob and cooker. The gas boiler is also located here.

Bedroom 1 14' 1" x 9' 0" (4.3m x 2.75m)

A bright master bedroom en-suite with rear aspect.

En-suite

Shower cubicle, basin and shower.

Bedroom 2 11' 10" x 7' 11" (3.6m x 2.41m)

A second good size double bedroom.

Bathroom

Family bathroom, fitted with panelled bath, basin and w/c.

Outside

The apartment has an allocated parking to the rear.

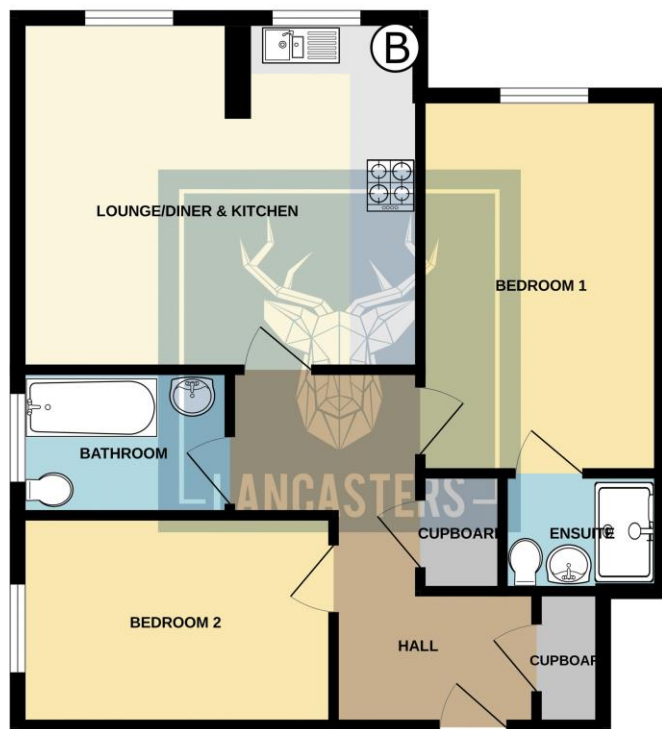
Tenure

Leasehold 125 years from 2007 - 107 years remaining. Ground rent £200 p.a Service Charge £1680 p.a

N.B

*CASH PURCHASERS - The property currently does not have an EWS1 - as such makes the purchase unsuitable for a traditional mortgage lender.

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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 operability or efficiency can be given.
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Tenure: Leasehold

Council: B

EPC: B

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.