



# Queens Road

## Cowes

£495,000



Lancasters

Stunning upper floor, sea front apartment. Superb location giving fabulous front row sea views. This beautiful apartment boasts thoughtfully designed rooms that include 3 bedrooms, over 2 floors, 2 generous bathrooms and a beautiful open plan kitchen living area overlooking the Solent. Large patio doors frame the views and open onto a private West facing balcony. Complete with secure off street parking for 2 vehicles.





## 3 Bedroom Upper Floor Apartment

### Entrance

There is a secure main front door to the building with video intercom and buzzer system access. Stairs or lift to all floors.

### Hall

There are several cupboards for storage and linen.

### Sitting Room 19' 2" x 10' 1" (5.84m x 3.08m)

A large bright dual purpose reception. Lots of space for both dining and reception furniture - Sea views!! and Balcony.

### Balcony 9' 6" x 5' 3" (2.9m x 1.6m)

Fabulous Westerly views of the Solent. Space for small table and chairs or loungers.

### Kitchen 11' 7" x 5' 3" (3.54m x 1.6m)

An elegant modern fitted kitchen with stone work surfaces and plenty of floor and wall mounted storage units. Integrated, fridge freezer, hob and cooker

### Bedroom 2 11' 7" x 7' 9" (3.52m x 2.37m)

Sunny aspect bedroom with lovely views of the green and out to the West over the Solent.

### Bedroom 3 10' 5" x 8' 10" (3.17m x 2.68m)

Dual aspect bedroom with Sea views.

### Bathroom 8' 6" x 4' 10" (2.6m x 1.48m)

A modern and recently refurbished family bathroom. Fitted with w/c vanity and integrated basin, double width shower cubicle. Heated towel rail.

### Upper Floor

### Bedroom 1 21' 7" x 9' 10" (6.58m x 3m)

### Ensuite 8' 7" x 8' 2" (2.62m x 2.48m)

A spacious ensuite with Velux style window. Complete with shower cubicle, vanity, basin, w/c and heated towel rail. This room also has a cupboard for the washing machine. Eaves storage.

### Loft 8' 6" x 4' 2" (2.6m x 1.26m)

This is a large cupboard on the landing. Ideal for storage of items needed on regular basis.

### Storage Locker 9' 6" x 5' 5" (2.9m x 1.65m)

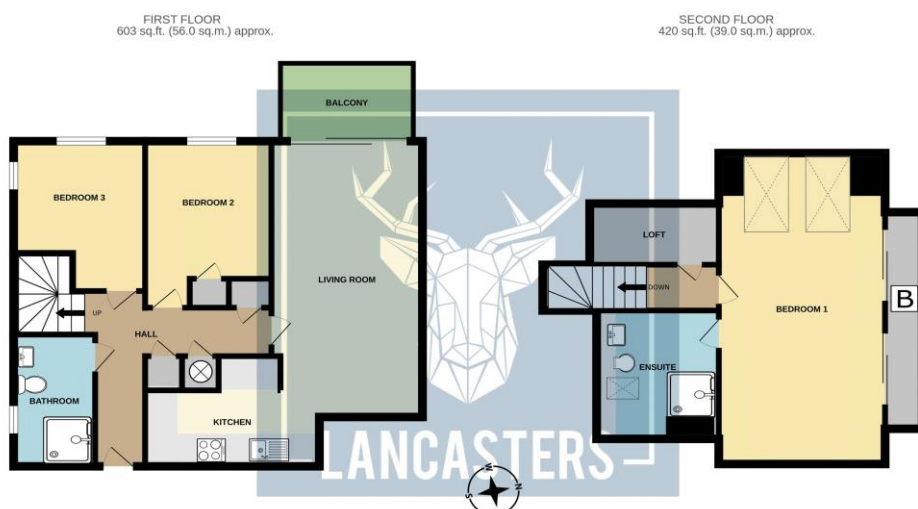
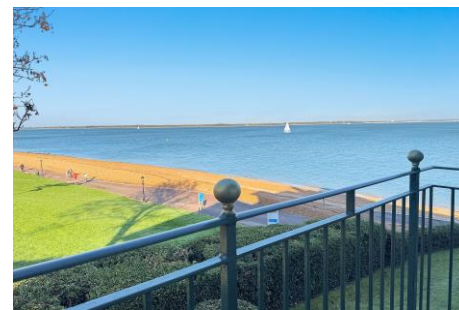
An additional storage space for the property - located on the lower ground floor. Power and lighting.

### Parking x2

Private, secure undercroft, gated parking for 2 vehicles.

### Tenure

Grantham Court Residents Management Co Ltd £2,938.08 service pa The lease has a term of 999 years from 29/09/1996. plus share of freehold



TOTAL FLOOR AREA: 1023sq. ft. (95.0 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: G

EPC: C



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