

SPENCE WILLARD



5 Grantham Court, Queens Road, Cowes, Isle of Wight

Occupying a prime waterfront location, a spacious recently refurbished 4 bedroom penthouse apartment with stunning views across The Solent and with secure parking

VIEWING:

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Situated on the upper floors of Grantham Court the apartment benefits from a prime position to take advantage of unobstructed views across The Solent to the Hampshire Coast with both frequent sailing and shipping activity. Highly conveniently located for the Sailing Clubs, High Street and high speed Red Jet passenger service to Southampton, all a level walk along the seafront.

The accommodation is arranged over two floors and has been subject to recent modernisation including installation of new bathrooms and kitchen. Designed to make the most of the views there is a generous living room with balcony with an adjacent kitchen that also benefits from the views. The master bedroom offers two Velux **CABRIO BALCONIES** and newly fitted en-suite bathroom whilst there are a further three double bedrooms and 2 further bath/ shower rooms. Gas fired heating is installed and there is allocated undercroft secure parking for two vehicles. A large communal terrace overlooks the busy yachting scene in the Solent. Offering a great spacious, full time home or lock up and go second home, offered Chain Free.

ACCOMODATION

Communal hall with lift and stairs to **SECOND FLOOR** where there is solely access to Apartment 5. Front door to:

ENTRANCE LOBBY Semi glazed door to:

ENTRANCE HALL Stairs to upper floor. Video entrance phone. Large built in coats cupboard.

INNER HALL Large built in cupboard.

L-SHAPE LIVING ROOM A light, spacious room with large glazed sliding doors providing superb sea views and access to the **BALCONY**. Ample space for seating and dining with wide opening to:

KITCHEN Fitted with a modern kitchen comprising a range of floor and wall mounted cupboards with carousel shelving and larder storage units with work tops and matching splash backs.



There are a good range of integrated appliances including a cooker, combination microwave, plate warmer, fridge/freezer, dishwasher and induction hob with a concealed extractor over. Inset sink with mixer tap and boiling hot water supply.

BEDROOM 3 A double bedroom with a southerly aspect. Built in wardrobe.

BEDROOM 4 A double bedroom with cupboard housing Vaillant gas fired boiler.

FAMILY BATHROOM Completely refurbished with large shower cubicle, vanity washbasin, WC. Plumbing for washing machine, towel rail.

THIRD FLOOR

LANDING Built in airing cupboard housing megaflow hot water tank, large Velux window. Further large built in storage cupboard. Loft access and fully boarded loft.

BEDROOM 1 Dual aspect with fabulous Solent views via two Velux Cabrio balconies providing wonderful sea views. Built-in mirror fronted wardrobe.

BATHROOM EN SUITE Panelled bath with mixer tap and shower attachment over. WC and vanity washbasin.

BEDROOM 2 South facing with a Velux Cabrio balcony. Built in wardrobe.

SHOWER ROOM EN SUITE New suite comprising, corner shower cubicle, WC, Vanity washbasin and towel rail.

OUTSIDE

Secure undercroft parking for two cars. In addition to the balcony there is an attractive communal terrace with seating providing direct access to the seafront and stunning Solent views.

TENURE Leasehold. Balance of 999 years first issued 29th September 1996 with a share of Freehold. Maintenance charge 6 monthly approximately £2,445.02 to include buildings insurance. No Pets or Holiday Letting.

EPC Rating C

COUNCIL TAX Band G

POSTCODE PO31 8BB

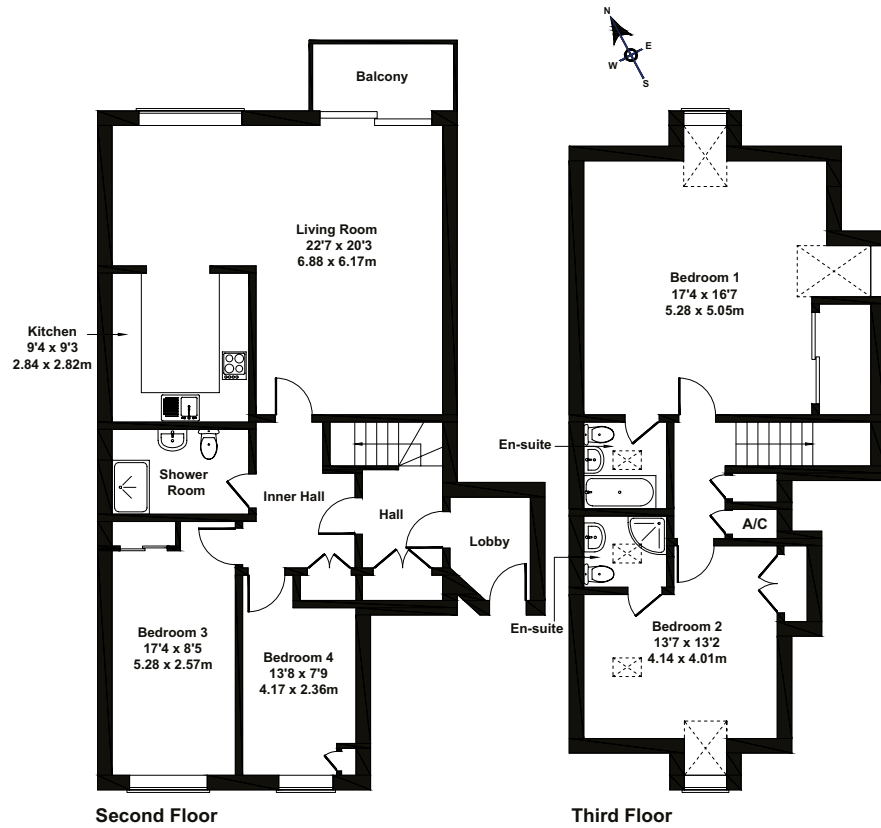
SERVICES Mains electricity, water, drainage and gas. Gas fired central heating.

VIEWINGS Strictly by prior appointment with the joint sole selling agents, Spence Willard.



5 Grantham Court

Approximate Gross Internal Area
1632 sq ft - 152 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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