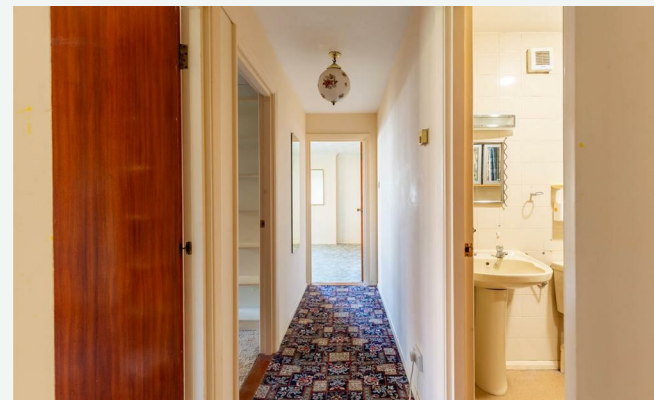


# SPENCE WILLARD



Flat 13, Brunswick Court, Medina Road Cowes, Isle of Wight

*Ground floor apartment conveniently located, enjoying amenities and local shops of Cowes and use of chain ferry minutes away*

VIEWING  
COWES@SPENCEWILLARD.CO.UK 01983 200880  
WWW.SPENCEWILLARD.CO.UK

### 13 Brunswick Court

A good size GROUND FLOOR two-bedroom apartment with views towards Shepherds Wharf Marina. Spacious and bright accommodation which includes a lovely open plan Lounge and Dining area. Unique location situated close to the Floating Bridge and the town center with good transportation links around the Island and across to Southampton. Allocated car parking space is at the rear of the property. This really is a super opportunity and will appeal to a wide variety of buyers including second home buyers. The property is offered with NO ONWARD CHAIN and double glazed throughout.

### ACCOMMODATION

Communal Entrance Hall, with security intercom system. Entrance through to No 13

HALLWAY - Spacious hallway leading off to all the principal rooms. Built in storage cupboard for coats, hats and boots.

LOUNGE/DINER - Good size open plan living area with ample natural light. Ornamental fireplace and electric heater. Views over Shepards Marina and local residential area. Archway through to:

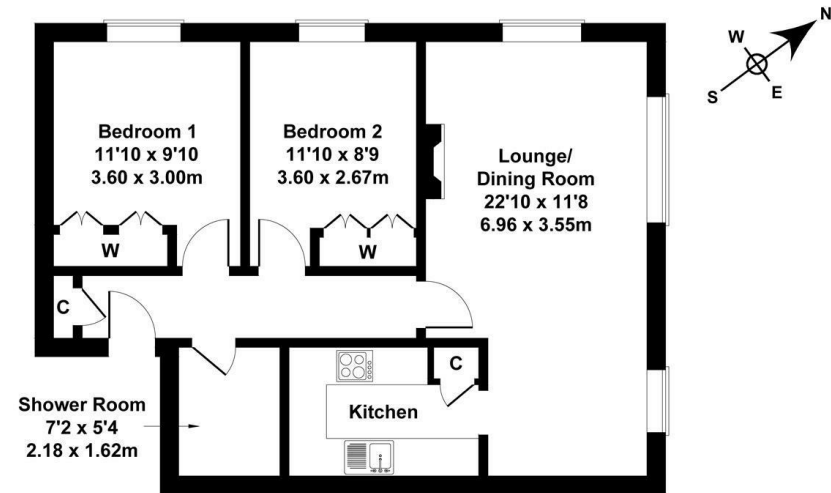
KITCHEN - Ample floor and wall mounted cupboards, built in cooker and overhead extractor fan. New Panasonic microwave. Fridge freezer and washing machine. Cupboard housing emersion tank.

BEDROOM 1 - Good size double bedroom with large built-in wardrobe.

BEDROOM 2 - Good size double bedroom with built in wardrobe.

## Flat 13, Brunswick Court, Medina Road Cowes, Isle Of Wight, PO31 7XB

Approximate Gross Internal Area  
667 sq ft - 62 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.

Produced by Potterplans Ltd. 2023

SHOWER ROOM - Spacious walk-in shower, wash hand basin, WC and electric towel rail

OUTSIDE - Allocated off road parking, Communal bin storage area.

POSTCODE - PO31 7XB

TENURE - Leasehold. Share of Freehold. 900 Year lease from 1985. Maintenance including Building insurance £900 PA (paid in two instalments)

COUNCIL TAX C

EPC Rating C

SERVICES Mains water, electricity, drainage.

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

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