

SPENCE WILLARD



6 Yvery Court, Castle Road, Cowes, Isle of Wight

Situated in a prime position, this three bedroom property has spacious accommodation enjoying wonderful views and has the benefit of an off road parking space

VIEWING
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6 Yvery Court

This split-level, modern property provides spacious accommodation over its three floors, all finished to a high standard. The property has balconies to each level, all benefitting from wonderful views, including the town of Cowes, the Harbour Entrance, The Royal Yacht Squadron and across the Solent.

Completed in 2007 the property was finished to a high standard and has been well-maintained. Benefitting from three bedrooms, three shower/bathrooms, and a kitchen dining area opening to one of three balconies, it makes for a spacious home. With underfloor heating throughout controlled by thermostats to each room, and a sitting room with a vaulted ceiling and mezzanine study area, making for an impressive yet practical space.

Cowes High Street with its array of amenities including a range of independent shops, restaurants, bars and the high speed Red Jet ferry service to Southampton are all within an easy walk of the property, as are a number of the town's principal yacht clubs. There are walks along the seafront to Gurnard and Northwood Park for walking, tennis courts and bowls lawn, which can be accessed from the end of Castle Road.

Accommodation

An attractive arched opening leads to a covered entrance porch with oak front door to:

GROUND FLOOR

ENTRANCE HALL With wooden flooring and staircases leading to upper and lower levels.

BEDROOM 3 A light, double bedroom with an outlook to

Castle Road.

SHOWER ROOM Fully tiled walls and floor, with shower cubicle, WC and heated towel rail. Wash basin with LED mirrored cabinet above.

Large walk-in **AIRING CUPBOARD** housing Megaflo direct hot water cylinder and controls for underfloor heating also providing a useful drying area.

BEDROOM 1 A spacious double bedroom with French doors opening to a balcony ideal for a bistro set to enjoy the sea views.

SHOWER ROOM EN-SUITE Luxurious walk-in shower with glazed screen, large wash basin, WC and heated towel rail. Fully tiled throughout with mirror sliding door.

FIRST FLOOR

KITCHEN DINING ROOM

A large 'L-shaped' space with room for a dining table and with French doors opening to a covered **BALCONY** providing views of The Solent to the Hampshire Coast beyond, ideal for outdoor dining. The kitchen is fitted with a range of contemporary kitchen units with wooden worksurfaces over and inset 1½ bowl stainless steel sink with normal water and separate drinking water function. Integral appliances include Bosch double oven, microwave, dishwasher, undercounter fridge, and six ring gas hob with extractor over. Space and plumbing for washing machine, American style freestanding fridge freezer. There is a wall mounted gas fired boiler and Greenwood air ventilation system. Entryphone system.

BEDROOM 2 A large double bedroom with two attractive, arched windows fitted with shutters.

BATHROOM Bath with mixer tap and shower attachment and glazed screen. Separate overhead shower attachment with rainfall head. WC, wash basin with LED mirrored cabinet above and heated towel rail. Fully tiled throughout.

SECOND FLOOR

SITTING ROOM A striking room with vaulted ceiling and wonderful views. There is wooden flooring throughout and





French doors open to a further balcony with views both across the Harbour Entrance and towards Portsmouth beyond, as well as to The Royal Yacht Squadron and towards Southampton Water. Steps lead up to a mezzanine study area with roof lights and access to a large under eaves storage cupboard.

OUTSIDE The property has three decked balconies all with outdoor lighting and providing varying views of the Solent, Hampshire Coast, the Harbour Entrance and attractive town of Cowes.

PARKING The property benefits from one off-road parking space. On street permits are also available to be purchased from the IW Council, should you desire.

EPC
Rating B

TENURE Leasehold. The property has a 999 year lease from 1st January 2006. The current service charge is £1,622 per annum, which includes building insurance and a reserve fund.

NOTE Holiday letting is not permitted, and animals require prior permission from the management company. Some areas of Yvery Court benefit from the remainder of NHBC guarantees.

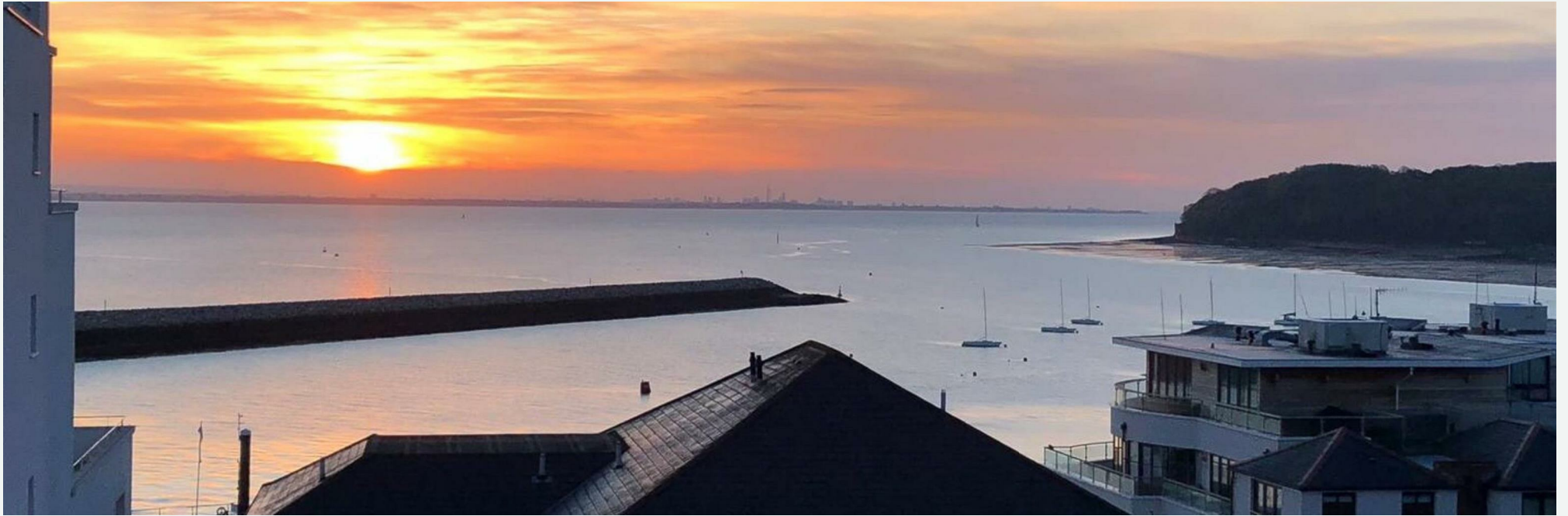
COUNCIL TAX Band F

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

POSTCODE PO31 7QG

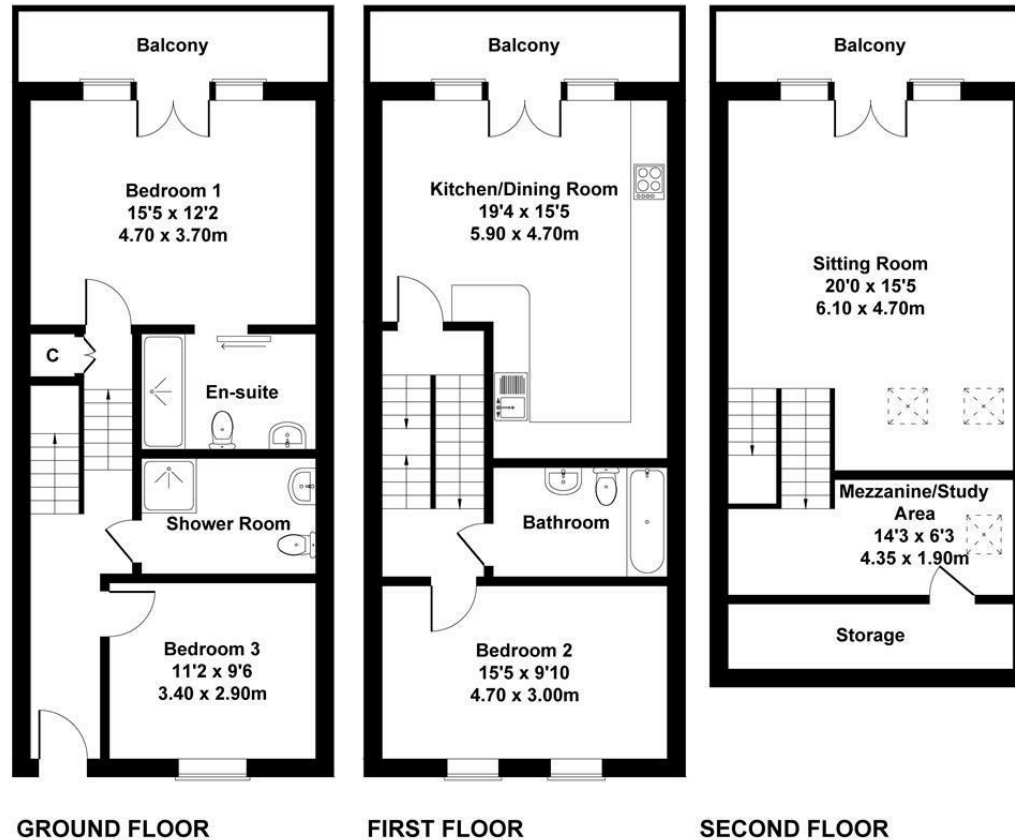
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





6 Yvery Court

Approximate Gross Internal Area
1572 sq ft - 146 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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