

SPENCE WILLARD



Apartment 15, Grantham Court, 10 Queens Road, Cowes

# *A superb waterfront apartment providing spacious accommodation in a prime position with unobstructed sea views and two undercover parking spaces*

VIEWING:

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Grantham Court is situated directly on the waterfront with truly unrivalled Solent views and only a few minutes level walk from Cowes town centre, sailing clubs and the high speed passenger ferry connection to Southampton. An ideal position as a second home or main residence.

This superb two bedroom first floor dual aspect apartment enjoys stunning Solent views across to the mainland and over the busy yachting scene of Cowes. The apartment has been extensively upgraded and modernised throughout to offer accommodation at a very high standard. The principal bedroom and guest bedroom benefit from hand crafted fitted wardrobes and the particularly impressive living room has a large bespoke dresser and display shelving over. The balcony has panoramic views of the Solent yachting scene, the harbour entrance and the Royal Yacht Squadron. In addition to 2 undercover parking spaces there is a communal garden with terraces overlooking the Solent.

**ENTRANCE** with video entry control to **COMMUNAL HALLWAY** with stairs and lift to first floor of.

**ENTRANCE HALL** A generous entrance Hall with ample storage. Video entry control. Airing cupboard housing Megaflo hot water system. Coats cupboard and separate store cupboards.

**LIVING ROOM** A superb, spacious living room with stunning uninterrupted sea views across the Solent to the Hampshire coast. Sliding glazed doors to the balcony. Bespoke display unit with cupboards underneath.

**KITCHEN** Fitted with a range of quality fitted floor and wall cupboards with stone work surfaces over. Inset stainless steel sink and mixer

tap with Compact Worcester Boiler in cupboard to side. Integrated AEG slimline dishwasher, Miele washing machine and separate drier. Fridge, Freezer and wine cooler. Built in microwave and separate AEG electric/Steam oven. Gas hob and extractor over. Larder storage cupboard. Amtico flooring. Picture Window overlooking The Solent. Large opening through to living area with plantation shutters. Counter top and floor level mood lighting.

**BEDROOM 1** A spacious double bedroom with a good range of hand crafted fitted wardrobes, drawers and vanity unit. Plantation shutters.

**SHOWER ROOM ENSUITE** Large walk-in Matki Drench shower, wash basin and WC. Heated Towel rail. Large mirrored double fronted cupboards. Mainly tiled walls and floor.

**BEDROOM 2** Extensively fitted with hand crafted wardrobe cupboards and drawer units. Plantation blinds.

**BATHROOM** Large double ended bath and central mixer tap. Separate shower attachment, wash basin and WC. Heated Towel rail. Large mirrored double fronted cupboards.

## **OUTSIDE**

The covered **BALCONY** provides a superb al fresco seating and dining area from which to enjoy the views of the Solent with the promenade and beach below.

Grantham Court residents also enjoy an attractive **COMMUNAL TERRACE AND GARDEN** and gardens overlooking The Solent providing a perfect location for watching the multiple sailing events off Cowes throughout the year. Private Garden Gate to Seafront, promenade and beach. There are **TWO LARGE UNDERCOVER PARKING SPACES** allocated to this apartment.

**TENURE** This Property enjoys a share of the freehold and is held on the balance of a 999 year lease from 1996. The service charge for 2024 including building insurance is approximately £3,950.

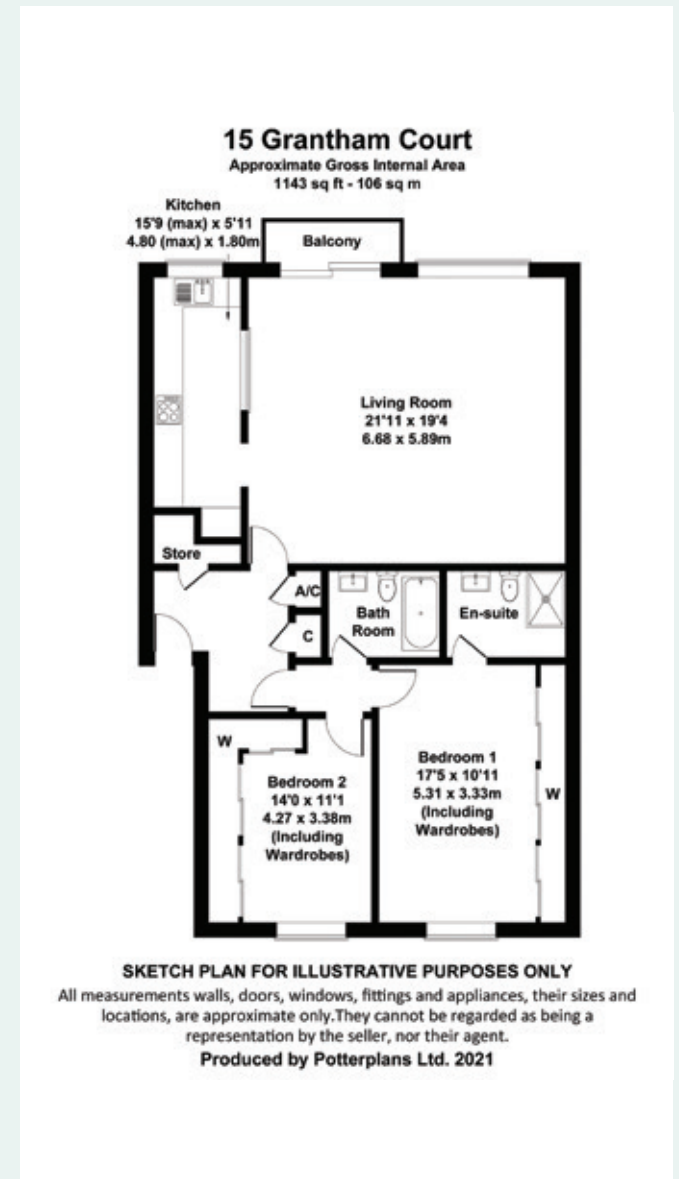
**COUNCIL TAX** Band G

**EPC** Rating C

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

**POSTCODE** PO31 8BB

**VIEWINGS** All viewings will be strictly by prior arrangement with Spence Willard.



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