

SPENCE WILLARD



1 York Buildings, York Street, Cowes, Isle of Wight

A particularly spacious and elegant apartment with a westerly facing courtyard garden situated within a short walk of town and close to Shepards Marina

VIEWING:

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An impressive ground floor apartment with a superb open plan living/dining room (approximately 41ft in length) with generous kitchen off to one side, providing a wonderful entertaining space with period features. The apartment has the benefit of two double bedrooms which both have access to the courtyard garden and with an ensuite shower room to the main bedroom. There is also a good sized study off the living/dining room. The apartment offers mostly double glazed windows and doors and gas central heating throughout.

The apartment is situated in a highly convenient location, close to Shepards Marina and a short walk to The Yacht Haven. The town of Cowes with its busy coffee shops, bars and shops is within a 5 minute walk as well as the high speed Red Jet ferry to Southampton.

ACCOMMODATION

GROUND FLOOR

Front door with glazed inserts.

LIVING ROOM/DINING ROOM A most impressive living and entertaining space with large bay window to the front with stained glass panels on the inside. Elegant marble fireplace (sealed) with built in shelving and cupboards either side with decorative arched design. Door to underfloor storage area. Open through to:

KITCHEN Fitted with wall and base units with beech work surfaces stainless incorporating stainless steel sink with mixer tap and tiled splashbacks. Double electric oven and gas hob. Space and plumbing for washing machine and dishwasher. Terracotta tiled flooring.

BATHROOM Bath with mixer tap and shower attachment, wash hand basin and WC. Part tiled walls and tiled floor.

BEDROOM 1 A generous double room with door and window overlooking the rear courtyard. Built in wardrobes.

ENSUITE SHOWER ROOM Large tiled shower cubicle, wash hand basin, bidet and wc. Fully tiled walls and extractor fan.

BEDROOM 2 A good double room with door and window to rear courtyard garden.

STUDY A generous room currently used as a bedroom.

OUTSIDE

Gated railings to a small front garden. Rear courtyard garden enclosed by wooden fencing and brick walling with trellis.

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

TENURE Leasehold. 999 year lease which commenced in 1998. Ground Rent £10.00 per annum.

POSTCODE PO31 7XT

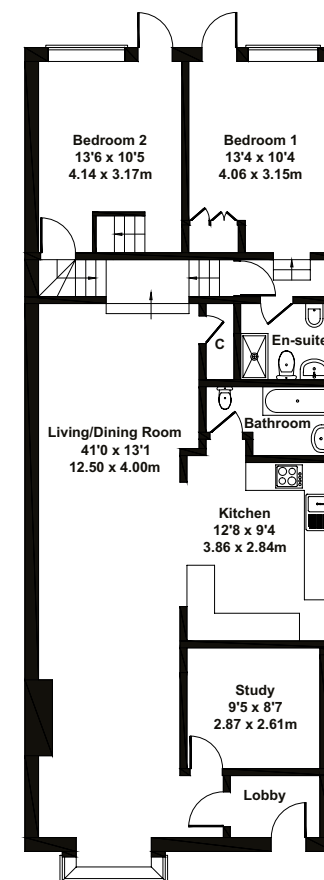
EPC Rating D

COUNCIL TAX Band B

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

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Approximate Gross Internal Area
1152 sq ft - 107 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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