

SPENCE WILLARD



Apartment 2, Westpoint, 99 Baring Road, Cowes, Isle of Wight

A spacious two bedroom ground floor apartment with a private terrace overlooking glorious communal gardens, and with parking

VIEWING:

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Westpoint is an exclusive development constructed in 2010, comprising eight apartments built to a high standard, which benefits from a gated parking area and wonderful mature communal gardens. Number 2 is a ground-floor apartment with direct access to a large paved terrace which has steps down to the attractive communal gardens designed by a Chelsea Gold Medal winning landscape architect. The accommodation includes a nicely proportioned open-plan kitchen/living room with ample space for both seating and dining areas. There are two double bedrooms, an en-suite shower room and a separate bathroom in addition to extensive storage. There is a dedicated parking space to the front of the property.

Westpoint is situated in a popular residential area approximately a mile from the town centre of Cowes with its range of shops and restaurants, internationally renowned sailing facilities and yacht club as well as a high-speed ferry link to Southampton. Gurnard is within walking distance with its sailing club, seafront green with adjacent pub

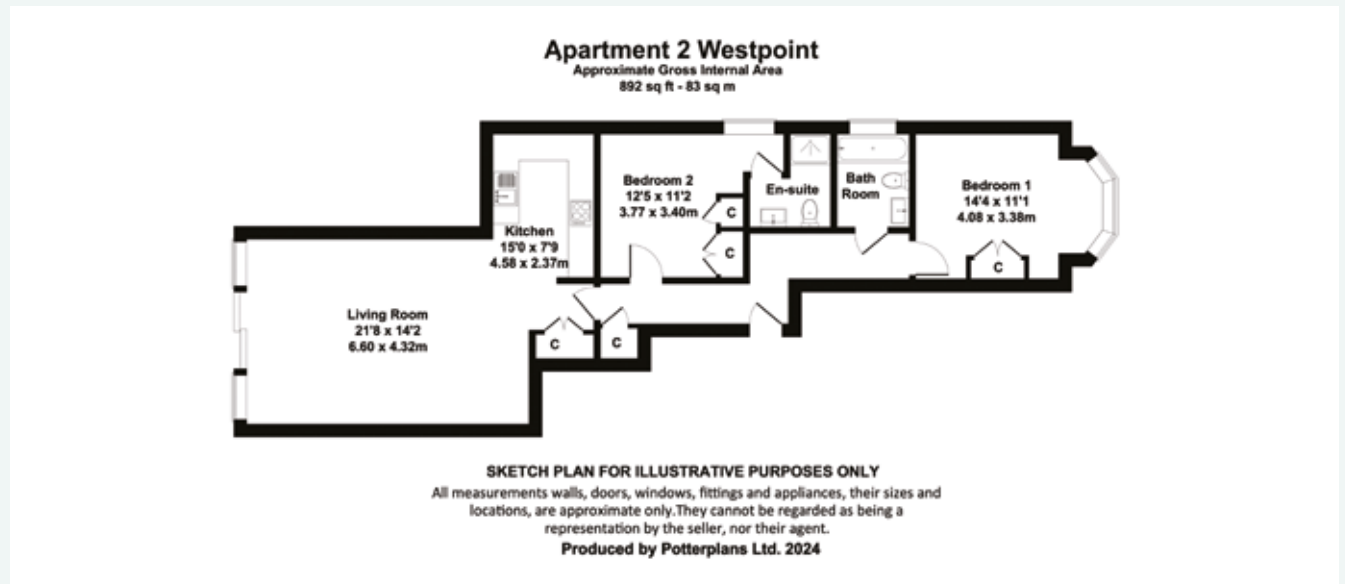
ACCOMMODATION

A large glazed door opens to an **ENTRANCE LOBBY** with an intercom system with an internal glazed door opening to the spacious communal hallway.

An oak front door opens to:

ENTRANCE HALL Fitted with an airing cupboard housing the gas fired Vaillant boiler. Video entryphone system.

LIVING ROOM A spacious room with windows and sliding doors across the rear elevation providing wonderful views over the communal gardens and glimpses of the Solent to the Hampshire Coast also providing access to the large private terrace and communal garden. Large cupboard with double oak doors.



KITCHEN Fitted with a good range of built-in cupboards with granite worksurfaces and integral range of appliances including a Bosch double oven, 4 ring gas hob with extractor over, fridge/freezer, washer/dryer and dishwasher. 1 ¼ stainless steel inset sink with mixer tap, tiled splashbacks.

BEDROOM 1 An attractive double bedroom with a bay window to the front elevation and built-in wardrobe cupboards and shelving unit.

BATHROOM Partially tiled with a bath, wash basin with vanity unit beneath, wc and towel rail.

BEDROOM 2 A good sized double bedroom with a range of cupboards with oak doors.

SHOWER EN-SUITE Shower, washbasin with vanity unit beneath, wc and heated towel rail. Part tiled walls and floor.

OUTSIDE

A pair of wrought iron gates set on gate pillars opens to a block paved turning circle with a central border, the outside of which are a series of mature borders and allocated parking space for each apartment.

A sandstone paved path edged with borders leads around the wonderful communal gardens to the rear of the apartments which comprises lawns and a series of well planted borders with greenhouse and shared garden store. Immediately to the rear of the apartment is a large private sandstone paved terrace which opens to the communal gardens.

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

TENURE 999 year lease from 2011 with a share of the freehold.

SERVICE CHARGE £3,246 per annum for current year, including buildings insurance, communal garden maintenance, window cleaning and a reserve fund.

POSTCODE PO31 8DS

EPC Rating B

COUNCIL TAX Band E

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

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