

SPENCE WILLARD



Apartment 9, Melcombe House, Queens Road, Cowes, Isle of Wight

## A wonderful first floor apartment with Solent views, communal gardens, parking and garage

### VIEWING:

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Situated in a quiet, elevated position off of the seafront, Apartment 9 Melcombe House enjoys wonderful views of the Solent, being in a prime spot to watch yachts racing, as well as the boats turning from Southampton Water.

Equidistant between Cowes and Gurnard, you can enjoy a level walk to Gurnard with its sailing club, beach and pub or the other direction to Cowes, with its range of independent shops, bars and restaurants, as well as the high-speed ferry service to Southampton and onward connections to London.

The apartment benefits from spacious, well-balanced accommodation and high ceilings; with glazing to most of the northern elevation really making the most of the glorious views, with doors opening to the balcony. With both lift and stair access, a communal lawned garden, garage and private parking space, the property provides a great overall package.

### ACCOMMODATION

**COMMUNAL ENTRANCE** With both lift and stair access to the first floor. Front door opening to a:

**SPACIOUS ENTRANCE HALL** With ample storage including coats cupboard, storage cupboard and large airing cupboard housing direct hot water cylinder and with slatted shelving.

**RECEPTION ROOM** An elegant and spacious dual aspect room with high ceilings and an ornate fireplace with marble hearth. There is space for both seating and dining areas and the largely glazed northern elevation allows the wonderful sea views to be enjoyed from all of the room. French doors open to the **BALCONY**.

**KITCHEN** Well-fitted kitchen with a good range of wall and base units with Granite worksurfaces over with undermount ceramic sink. Integral appliances include a Neff microwave, Neff oven with hob inset, extractor above. Neff wine cooler, Blomberg fridge freezer and dishwasher. Washing machine. Cupboard housing wall-mounted gas fired boiler.

**BEDROOM 1** A dual aspect, double bedroom with built-in cupboards and with a southerly outlook over the communal grounds and woodland.

**SHOWER ROOM EN-SUITE** Recently refurbished including shower, WC, sink set on vanity unit with ample cupboard storage below and heated towel rail.

**BEDROOM 2** A double bedroom with built-in cupboards and view to the woodland beyond.

**BATHROOM** Largely tiled with bath with mixer tap and shower attachment, WC and wash basin. Heated towel rail.

### OUTSIDE

The property enjoys a private balcony overlooking the grounds and Solent beyond, as well as benefitting from the communal gardens including a largely lawned area with sea views. There is a designated parking space, as well as visitor's spaces and a **SINGLE GARAGE** to the rear of the Melcombe House.

**POSTCODE** PO31 8BW

**COUNCIL TAX** Band E

**EPC** Rating C

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

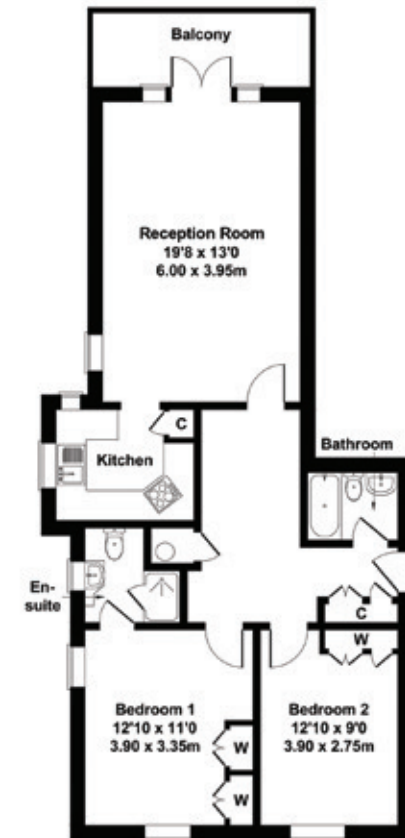
**TENURE** Leasehold, 999 years from 1999, with a share of freehold. Holiday Letting and Pets are not permitted.

**SERVICE CHARGE** £3113 per annum to cover maintenance of the communal areas including the grounds, lift and a reserve charge.

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

## 9 Melcombe House, PO31 8BW

Approximate Gross Internal Area  
807 sq ft - 75 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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