

SPENCE WILLARD



3 Mornington Mews, Cowes, Isle of Wight

A modern two bedroom apartment with parking in a prime location overlooking Cowes seafront

VIEWING

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3 Mornington Mews

Mornington Mews is a quality development of 8 apartments situated in a prime position just off Queens Road on Cowes seafront. This gated development also includes 7 houses and provides good quality accommodation and benefits from private parking. The apartment has a balcony running along its full width from which there are good sea views to the east towards the start line off the Royal Yacht Squadron. It is well presented with good quality fittings, double glazing throughout and under floor heating. In addition to French doors to the main balcony there are French doors or sliding glazed doors opening to Juliette balconies on the southern and eastern elevations providing particularly light accommodation.

Walks along the sea front can be enjoyed directly from the property with the town centre of Cowes being a level walk of around 0.3 of a mile where there are a good range of shops and restaurants as well as the high speed Red Jet service to Southampton. Cowes is world renowned for its sailing and Mornington Mews is an excellent vantage point for this as well as seeing cruise liners entering and leaving Southampton.

Approached by a communal entrance hall with staircase and lift access. Front door to:

Entrance Hall

Large mirror on one side. Airing cupboard housing water tank and further utility cupboard with space and plumbing for a washing machine, shelving above and gas fired boiler. Entry phone system.

Cloakroom

WC and hand basin.

Kitchen/Reception Room

A particularly light double aspect room comprising a kitchen, dining and seating areas with access to the balcony beyond. The kitchen area is fitted with a range of matching base and wall cupboards incorporating work surfaces and integral appliances, including an AEG 4 ring halogen hob with stainless steel extractor above, double oven, microwave, dishwasher, fridge and freezer. Worksurfaces with 1½ bowl stainless steel sink unit with mixer tap and extendable hose. Tiled flooring in the kitchen area and wood flooring throughout the remainder of the room, which provide an attractive dining and seating area with three sets of French doors, two of which open to a balcony to the front elevation, and one to a Juliette balcony on the eastern elevation all providing views of The Solent. Air-conditioning.



Balcony

With wooden decked flooring, stainless steel hand rail and glazed panel beneath with sea views, particularly to the east towards Portsmouth. Outside lighting.

Bedroom 1

Incorporating fitted cupboards with hanging space and shelving. Sliding south facing patio door.

Shower Room En-Suite

Tiled throughout with a large shower cubicle to one end, wash hand basin, WC and heated towel rail. Extractor fan, halogen spotlighting and large mirror.

Bedroom 2

Built in cupboards with hanging space and shelving. Double aspect sliding doors with views to the eastern Solent. Air-conditioning.

Bathroom En-Suite

Tiled throughout and fitted with a bath with mixer tap and shower attachment, wash hand basin, WC, heated towel rail, halogen spotlighting, extractor fan and large mirror.

Outside

There is a covered parking space below the apartments in addition to some visitor parking. The property is approached via electric gates and there is a communal bike store.

Services

Mains water, electricity, drainage and gas. Gas fired under floor heating. Air-conditioning to the reception room and Bedroom 1.

Tenure

155 year leasehold with effect from approximately 2008, with an annual service charge of around £2,000 and a ground rent / insurance charge of around £800 per annum.

The property is currently let on an Assured Shorthold Tenancy until the end of August, the current tenants can occupy the apartment until this date but could vacate prior to this date subject to finding alternative accommodation.

Directions

From The Parade in Cowes proceed west along Queens Road, turning left into Mornington Road after about half a mile, Mornington Mews is found immediately on the right-hand side.

Post Code

PO31 8AU

Council Tax

Band E

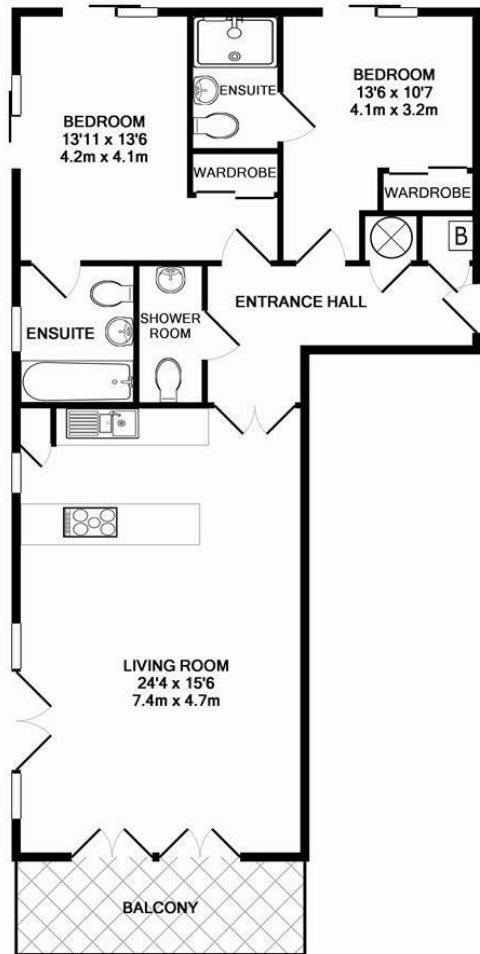
EPC

Rating B

Viewings

Viewings are strictly by prior arrangement with the sole selling agents, Spence Willard.





3 MORNINGTON MEWS
 TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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