

SPENCE WILLARD



Apartment 23 Marinus, Medina Road, Cowes, Isle of Wight

An elevated waterfront apartment with wonderful views over the marina, harbour entrance and Solent beyond, with balcony and allocated parking

VIEWING

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This light and spacious three bedroom apartment is situated on the first floor. The open-plan living space is particularly impressive, enjoying far-reaching and ever-changing views of the marina and activity on the Solent beyond. The views continue to be enjoyed from all three bedrooms and with a balcony and secure, gated parking makes for a wonderful full time or holiday home. The apartment was completed in 2008 and is for sale for only the second time, which is no surprise given its highly convenient position, within easy reach of Cowes High Street with its array of independent shops, restaurants and bars. Adjacent to Shepards Marina, it gives easy access for berth holders. The apartment is also within close proximity to mainland ferry connections in both Cowes and East Cowes.

ACCOMMODATION

Communal door with intercom system. Stairs or lift access takes you to the first floor where the apartment is situated.

ENTRANCE HALL A spacious entrance with coats cupboard and further cupboard housing hot water tank with shelving above. Entry phone.

OPEN-PLAN KITCHEN LIVING SPACE A light and spacious open plan room focused on the wonderful views, with full height windows enjoying views across the marina to the harbour entrance and Solent beyond. **KITCHEN AREA** fitted with a range of base and wall units with granite worksurfaces over incorporating a 1¼ bowl sink. There are a good range of Bosch integral appliances include

fridge, freezer, washing machine, coffee machine, wine cooler, electric oven and hob with extractor fan over and microwave, as well as a Fisher & Paykel two drawer dishwasher. A window above sink provides further views across the marina. DINING AREA with sliding doors and giving access to the BALCONY, with timber decking, stainless steel balustrade with glazed panels and outside lighting, from where the fabulous views can be enjoyed.

BEDROOM 1 A large double bedroom enjoying views over the marina, built-in wardrobe cupboard.

SHOWER ROOM EN-SUITE Large tiled shower with glazed door, wash basin fitted to a granite surround with storage beneath, WC and heated towel rail. Large wall mirror.

BEDROOM 2 A double bedroom with views over the marina.

BEDROOM 3/STUDY Enjoying views of the marina.

BATHROOM Bath with mixer tap incorporating shower over, wash basin fitted to a granite surround with storage beneath. WC and heated towel rail. Large mirror

OUTSIDE There is a secure communal bike store and a gated, allocated parking space. Visitor parking is also available.

SERVICES Mains water, electricity and drainage. Heating is provided by electric skirting heating.

TENURE Leasehold with a Share of the Freehold. 125 year lease which commenced in 2008.

SERVICE CHARGE Approximately £3,300 paid 6 monthly, includes building insurance and lift maintenance.

COUNCIL TAX Band G

EPC Rating C

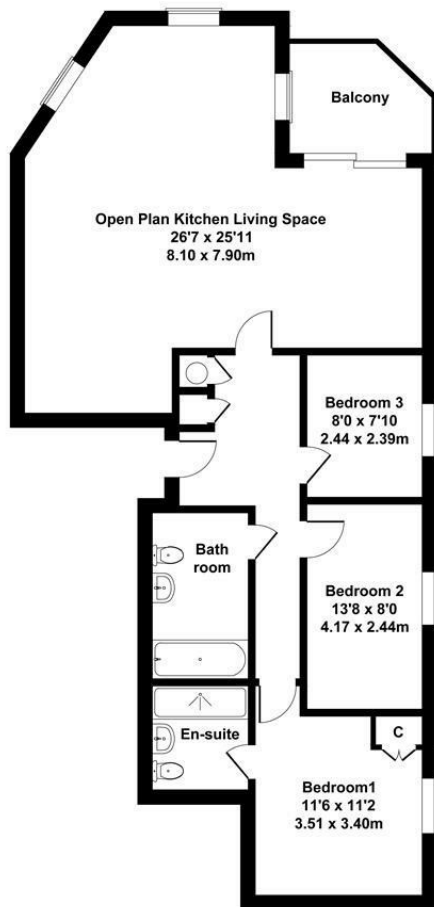
POSTCODE PO31 7XF

VIEWINGS Strictly by prior arrangement with the sole selling agents, Spence Willard



23 Marinus

Approximate Gross Internal Area
1087 sq ft - 101 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.

Produced by **Potterplans Ltd. 2024**



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