

SPENCE WILLARD



Apartment 5, Vantage Point, 4A Queens Road, Cowes, Isle of Wight

An exceptional contemporary waterfront apartment occupying a prime position with unrivalled sea views

VIEWING:

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VANTAGE POINT This exclusive development of luxury apartments was completed in 2011 finished to the highest specification and offering stunning views across The Solent. All the main living spaces including the bedrooms benefit from superb views over The Solent, spanning from The Royal Yacht Squadron, approximately 100 metres to the east right across Southampton Water to the western Solent. The impressive specification ranges from powder coated aluminium double-glazed windows, under floor heating throughout, high quality kitchens with Siemens appliances, luxuriously fitted bathrooms, walnut internal doors and an integrated sound system.

The apartment is located to the front of the building, that projects towards the sea resulting in having the best of the views. The impressive open plan living room has bi-fold doors opening to the large, covered terrace, making a great entertaining space. There is covered and gated parking for two cars.

COWES Situated on the waterfront in Cowes - the world's home of yachting - the apartments at Vantage Point hold prime position, overlooking the start line for many sailing events, including the world-famous Cowes Week. This highly sought after location benefits from excellent access to the principal yacht clubs, all within a short walk. The amenities of Cowes, including a good range of restaurants, shops, sailing facilities and the frequent high-speed passenger ferry service to Southampton are easily accessible on foot. Vantage Point is set in the ultimate location for anyone seeking a luxury base which combines the perfect mix of boating, sophistication and scenery on an island sanctuary.



ACCOMMODATION

A striking **COMMUNAL ENTRANCE HALL** with high gloss floor tiles and uplighters and with lift access to the garaging below.

ENTRANCE HALL/STUDY Creating a spacious entrance with wooden flooring, coat cupboard and a separate store cupboard housing the hot water cylinder.

KITCHEN/LIVING ROOM A striking open plan living space with bi-fold doors opening across the seaward elevation to the **TERRACE** and providing panoramic views over The Solent. The good quality kitchen incorporates an extensive range of integral appliances including Siemens fridge, freezer, washing machine/drier, coffee machine, twin ovens with plate warmer, 5-ring gas hob with pop up extractor and Fisher and Paykel dish drawer. A good range of cupboards including an Island unit have granite worksurfaces over.

There is tiled flooring throughout the kitchen area, whilst wooden flooring extends through the remainder of the living room providing a generous space for seating, dining and entertaining which flows via bi-fold doors onto the large **TERRACE**.

BEDROOM 1 A beautifully proportioned double bedroom with floor to ceiling windows across the seaward elevation providing wonderful sea views with sliding doors opening to the Juliette balcony. A range of built-in cupboards with hanging space, shelving and drawers.





Entrance Hall

SHOWER ROOM EN-SUITE Luxuriously fitted with a large shower, twin wash basins with concealed shelved cupboards above, WC and heated towel rail.

BEDROOM 2 A further double bedroom with full height windows overlooking the sea and a glazed door opening to the balcony. Built-in wardrobe cupboards.

BATHROOM Bath with mixer tap and shower attachment, separate shower, wash basin and WC. Shelved linen cupboard and heated towel rail.

PARKING There is secure gated parking beneath the apartments with two spaces (one in front of the other) allocated to apartment 5. In addition, there is a bike store.

SERVICES Mains water, electricity, drainage and gas. Gas fired boiler serving under floor heating and hot water.

EPC Rating B

TENURE 125-year lease with effect from 2011 with share of freehold. 2024 maintenance charge - £4,676.90. Payment of ground rent waived since leaseholders acquired freehold.

COUNCIL TAX Band G

POSTCODE PO31 8BY

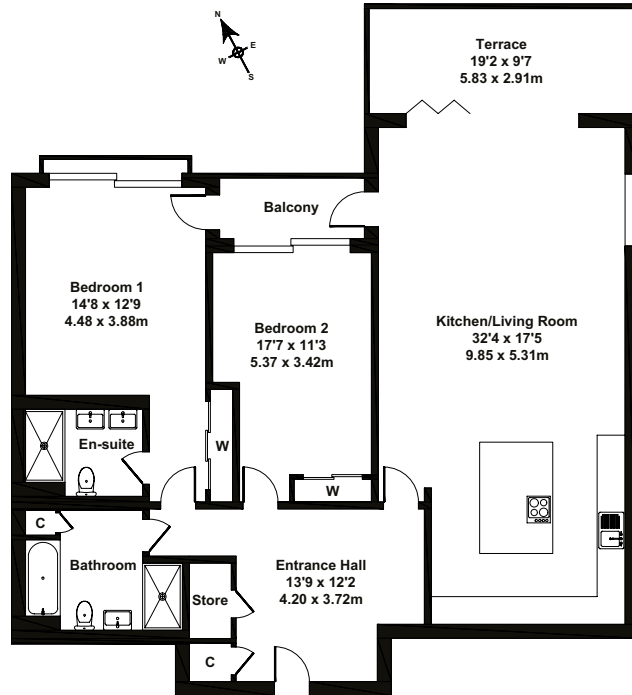
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





5 Vantage Point

Approximate Gross Internal Area
1335 sq ft - 124 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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