

SPENCE WILLARD



26 Griffin House, Admiral Gardens, Cowes, Isle of Wight

A recently refurbished first floor apartment in a highly convenient location benefitting from secure undercover parking and south facing balcony enjoying views to the River Medina

VIEWING:

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Situated on the southern side of this purpose-built apartment block, the apartment is located on the first floor and provides three bedrooms with two bathrooms. The apartment has recently undergone complete renovation to make for wonderfully light and comfortable accommodation. There is a particularly light open-plan living room with a projecting bay window as well as glazed doors opening to the south facing balcony. Views are enjoyed from the main living space and extend across the roofscape of Cowes to the River Medina and Harbour Entrance. There is an undercover parking area and both lift and stair access to the apartment.

The apartment benefits from a highly convenient location, within a short walk of all Cowes has to offer with its array of independent shops, restaurants and many sailing facilities as well as being close to the high-speed Red Jet ferry crossing to Southampton, with onward connections to London.

ACCOMMODATION

The property is situated on the first floor and accessed via communal lift or staircase. **ENTRANCE HALL** A spacious entrance to the apartment used by the current owners as a study space, with entry phone and a large coats/storage cupboard. A wide opening to:

LIVING ROOM A light and spacious south facing room, seating area adjacent to the media wall with feature lighting above the shelving and with large bay window and sliding doors to the balcony. The deep bay window is currently utilised as a dining area and enjoys views over the town to the Harbour entrance and River Medina.

KITCHEN Recently fitted, a range of sleek base and wall cupboards with Quartz worksurfaces over. Integral appliances include Neff oven, microwave oven, wine fridge, fridge freezer, dishwasher, induction hob with extractor above, and Bosch washer dryer. Cupboard housing Vaillant wall mounted gas fired boiler. Southerly views to the River Medina.

BEDROOM 1 A good-sized double bedroom with built-in wardrobes with sliding doors.

SHOWER ROOM EN-SUITE Recently fitted, large walk-in shower with glazed screen, wash basin set on vanity unit with storage cupboards and WC. Heated towel rail and large demisting mirror.

BEDROOM 2 A double bedroom.

BEDROOM 3/STUDY Incorporating a bay window with full height glazing with an outlook towards Northwood Park.

BATHROOM Largely tiled with a white suite, including a bath with mixer tap and shower attachment, quadrant shower cubicle and wash basin set on vanity unit with WC. Heated towel rail.

OUTSIDE

The south facing balcony includes a paved terrace and glazed balustrade from which the views over Cowes including over the River Medina can be enjoyed. There is also an undercover parking space, metal storage cabinet and an area of communal garden. For ease there is gated pedestrian access to Marks & Spencer and on to the High Street.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating, (a new Vaillant boiler was installed in 2017).

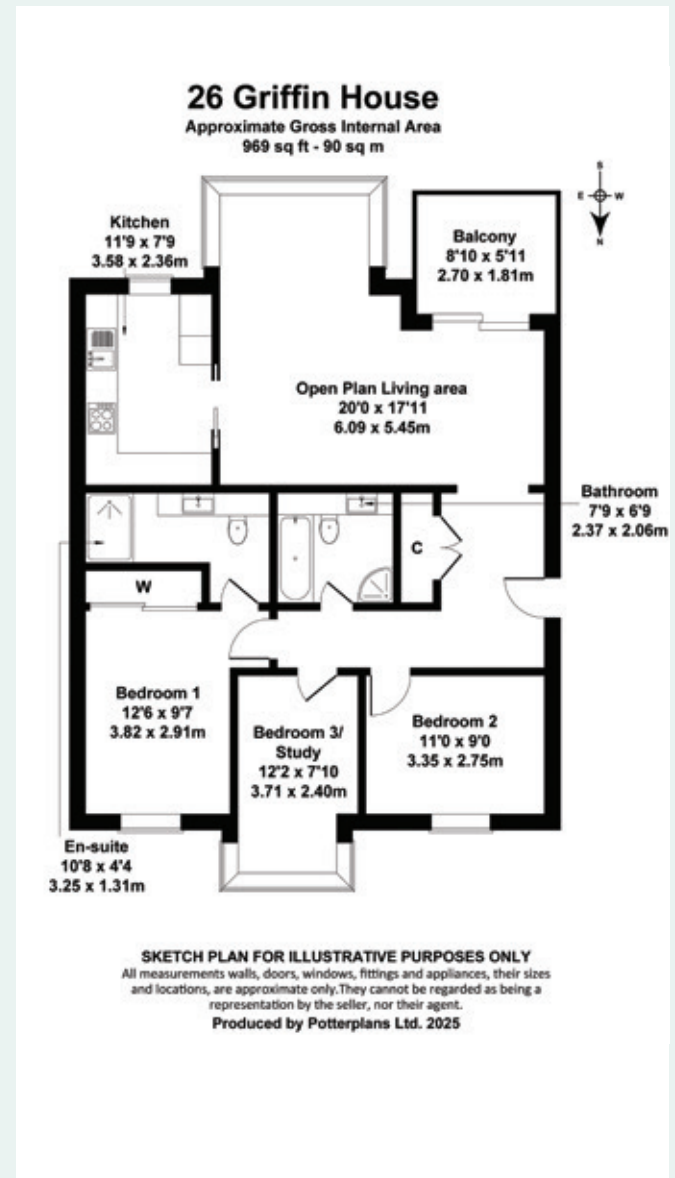
TENURE 999 year lease from 1996 plus a share of the freehold. Service charge of £3,200 per annum. No Ground Rent payable. Please note, no pets are allowed.

EPC Rating C

COUNCIL TAX Band E

POSTCODE PO31 7XE

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



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