

SPENCE WILLARD



Apartment 20, Number One The Parade, Cowes, Isle of Wight



# *Occupying a prime waterfront position, a contemporary three-bedroom apartment with unrivalled views over the Harbour entrance and Solent*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



A superb third floor apartment with lift and stair access, constructed in around 2007 with a particularly impressive open-plan kitchen/living room with balcony providing exceptional views. With good quality fittings throughout, the apartment has had light use by one owner since new so is presented to a high standard.

Number One The Parade is situated in a prime position on Cowes Parade, perfectly located for watching the sailing races off Cowes as well as shipping movements along The Solent. The apartment is within easy walking distance of the wide array of shops and restaurants and a short walk of the High Street and Redjet ferry service to Southampton. Situated approximately 100 metres from The Royal Yacht Squadron, it is within an easy walk of all the principal yacht clubs within this international sailing mecca.

The apartments are accessed via a secure gated entrance into a landscaped courtyard to the rear of the building. There is a storage locker on the lower ground floor in addition to a communal gym.

## **ACCOMMODATION**

Front door opening to:

**ENTRANCE HALL** with oak flooring. Coat cupboard and storage cupboard. Airing cupboard housing hot water tank with slatted shelving.

**KITCHEN/LIVING ROOM** An exceptional room with deep windows across the seaward elevation providing panoramic views across the Harbour entrance and to the Hampshire coast. Two sets of glazed doors open to the **BALCONY** with its glazed balustrades from which the views extend to The Royal Yacht Squadron. The kitchen area comprises a range of base and wall cupboards with granite worksurfaces, stainless steel sink unit and a range of NEFF appliances including a double oven, four-ring ceramic hob with



extractor over, microwave, dishwasher, fridge-freezer and washer-dryer. The room incorporates both generous seating and dining areas from which the views can be enjoyed and has oak flooring throughout with underfloor heating.

**SHOWER ROOM** Tiled throughout with shower, washbasin, WC and heated towel rail.

**BEDROOM 3** Built-in cupboards and an outlook over the courtyard.

**BEDROOM 1** Double bedroom with built-in cupboards and outlook over the courtyard.

**BEDROOM 2** Double bedroom overlooking the courtyard.

**BATHROOM** Tiled throughout with bath and separate shower over with shower screen, washbasin, WC and heated towel rail.

**SERVICES** Mains water, electricity and drainage. Electric underfloor heating.

**TENURE** 999 year lease from 2007 and share of the freehold. Service charge of £1800 per annum inclusive of building insurance.

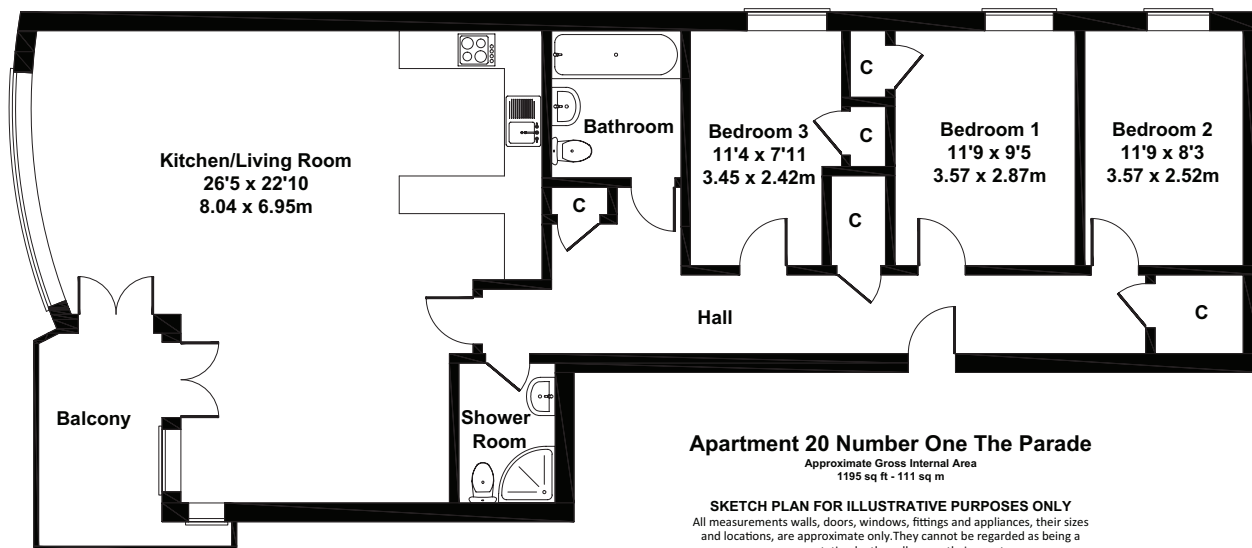
**EPC** Rating C

**POSTCODE** PO31 7QJ

**COUNCIL TAX** Band G

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

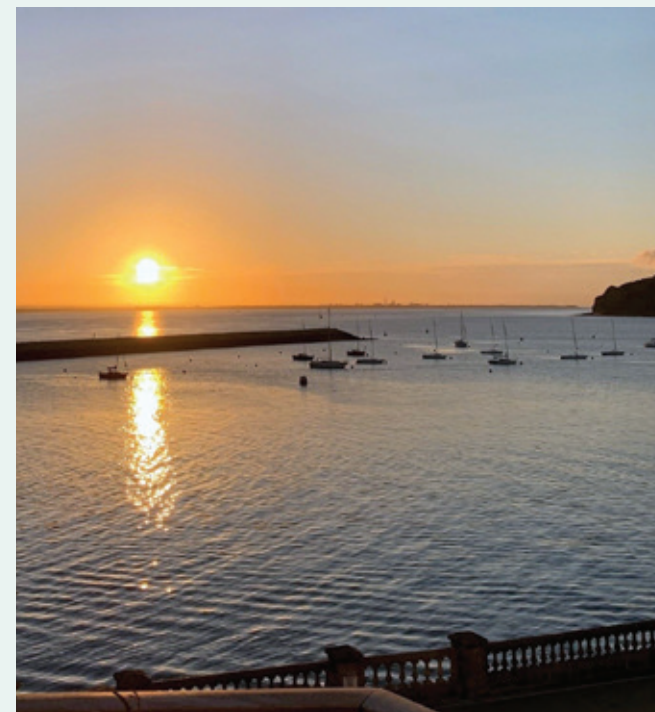




### Apartment 20 Number One The Parade

Approximate Gross Internal Area  
1195 sq ft - 111 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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