

SPENCE WILLARD



Apartment 3, Egypt Reach, 33 Baring Road, Cowes, Isle of Wight

A spacious contemporary apartment with undercover parking and a large terrace with fabulous views over The Solent

VIEWING:

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Egypt Reach is an exclusive development located in an elevated position overlooking The Solent. The block of 10 apartments was completed in 2012 and finished to a high standard with Apartment 3 offering three double bedrooms and two well-appointed bathrooms. The generous open plan kitchen living room has large, glazed sliding doors providing plenty of natural light and superb views of The Solent and its frequent sailing and shipping activity, providing an interesting and ever-changing spectacle as well as summer sunsets. Situated on the second floor and accessed by either stairs or lift, the apartment benefits from underfloor heating, aluminium double glazed windows and sliding door systems with integral blinds to

the windows, bespoke fully fitted German manufactured kitchen and high-quality contemporary bathroom and shower rooms. To the southern side of the apartment is a courtyard area with a garden store, ideal for bikes etc. whilst an undercover parking space for one car is accessed from Cliff Road.

The amenities of Cowes are within walking distance, via pedestrian access to Cliff Road and along the seafront, to 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 with numerous prestigious yacht clubs and is easily accessible from

London. Walks to the west along the seafront lead to Gurnard with The Woodvale pub overlooking Gurnard Bay.

ACCOMMODATION

ENTRANCE HALL With oak flooring including **STUDY AREA**. Coat cupboard. A pair of doors open to:

KITCHEN/LIVING ROOM A stunning open plan living space with sliding glazed doors across much of the seaward elevation opening to the **TERRACE** and providing panoramic views over The Solent to the Hampshire coast. A high specification kitchen opens to generous **DINING** and **SEATING AREAS**. The kitchen features contemporary





wall and base cupboards including an island unit and a range of Siemens appliances including oven, microwave, fridge-freezer, dishwasher, ceramic hob with extractor over. Sink unit, Silestone worksurfaces and breakfast bar.

Tiled flooring in the kitchen area and engineered oak flooring throughout the rest of the room with underfloor heating.

UTILITY ROOM Fitted with matching cupboards as the kitchen with sink unit, Silestone worksurfaces and space and plumbing for washing machine and tumble dryer. Cupboard housing boiler. WC and washbasin.

BEDROOM 1 A double bedroom with a southerly aspect and a range of built-in wardrobe cupboards.

BATHROOM EN-SUITE With contemporary suite comprising bath, separate shower, washbasin with built-in drawer and twin mirror fronted cupboards above. WC and heated towel rail.

BEDROOM 2 Large, double bedroom with southerly aspect and a range of built-in wardrobe cupboards.

SHOWER ROOM Shower, washbasin with cupboard beneath and mirror fronted cupboards above, WC and heated towel rail.

BEDROOM 3 A double bedroom with southerly aspect.

OUTSIDE

An extensive **TERRACE** paved with natural stone extends across the width of the apartment providing a super outdoor seating and dining space from which the sea views can be enjoyed. To the southern side of the apartment is a further south facing paved **TERRACE** from which there are useful **STORE ROOMS**.

PARKING There is an undercover parking space accessed from Cliff Road, where there is a second pedestrian entrance providing easy access to the seafront.

SERVICES Mains water, electricity, drainage and gas. Gas fired boiler serving underfloor heating. Digitally controlled electric powered wet underfloor heating system.

EPC Rating C

COUNCIL TAX Band G

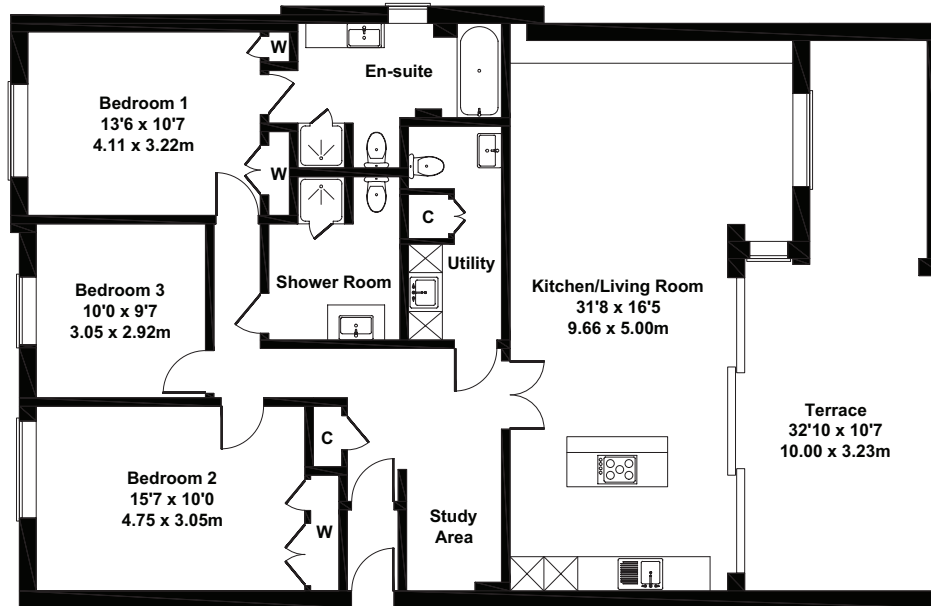
TENURE Leasehold. 999 year lease from 2021 plus a share of the freehold. Current service charge of £2000 per annum (split over 2 instalments).

POSTCODE PO31 8DQ

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

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Approximate Gross Internal Area
1345 sq ft - 125 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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