

SPENCE WILLARD



7 The Gloster, The Parade, Cowes, Isle of Wight

A spacious and well modernized apartment with large terrace and fabulous views over the Harbour Entrance and The Solent beyond

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The Gloster is situated in a prime position on Cowes Parade in close proximity of the principal yacht clubs within this world renowned sailing centre and with a grandstand view of the racing. The superb view across the harbour entrance and Solent to the Hampshire coast also takes in regular shipping activity making for an ever changing seascape. The shops and restaurants along with the Redjet ferry service to Southampton are a short level walk away.

This second-floor apartment has been refurbished to a high standard, including rewiring and new plumbing and flooring approximately five years ago. The high quality renovation included new installation of a new well-designed kitchen and luxurious bathroom. The kitchen/living room and spacious bedroom both have superb unobstructed sea views and sliding glazed doors opening to the generous balcony.

The apartment also has the benefit of secure underground parking and with heating and hot water included as part of the service charge.

ACCOMMODATION

ENTRANCE HALL Utility cupboard with space and plumbing for washing machine and dryer, (stacked) with adjacent storage cupboard.

KITCHEN/LIVING ROOM A superb room dominated by the fantastic views over the Solent with sliding glazed doors opening to balcony. The kitchen area comprises a modern kitchen by Signature Kitchens with an extensive range of built-in cupboards including slide out carousel units and work surfaces incorporating a breakfast bar. There are a good range of integral appliances including a double oven, induction hob with extractor over, fridge, freezer and slimline dishwasher. Wide steps from the kitchen area lead down to the **LIVING ROOM** with ample space for dining and seating areas.



BEDROOM A particularly spacious double bedroom with glazed sliding doors and deep windows across the seaward elevation making the most of the stunning views. There are a good range of built-in wardrobe cupboards.

BATHROOM A contemporary bathroom with a large double ended bath with mixer tap and shower attachment, a separate shower, wash basin with a series of cupboards beneath, WC and heated towel rail all fitted by Signature.

THE BALCONY Running the full width of the apartment and with a generous depth, this forms a superb outside seating and dining area with spectacular views encompassing both the Harbour Entrance and wider Solent with stainless steel balustrade glazed infill panels.

ADDITIONAL INFORMATION

PARKING Secure underground parking. Additional storage.

SERVICES Mains electric, water and drainage.

TENURE Share of Freehold and 999 year lease from 1989. Service charge of £6,621 per annum to include water and heating.

EPC Rating B

POSTCODE PO31 7QD

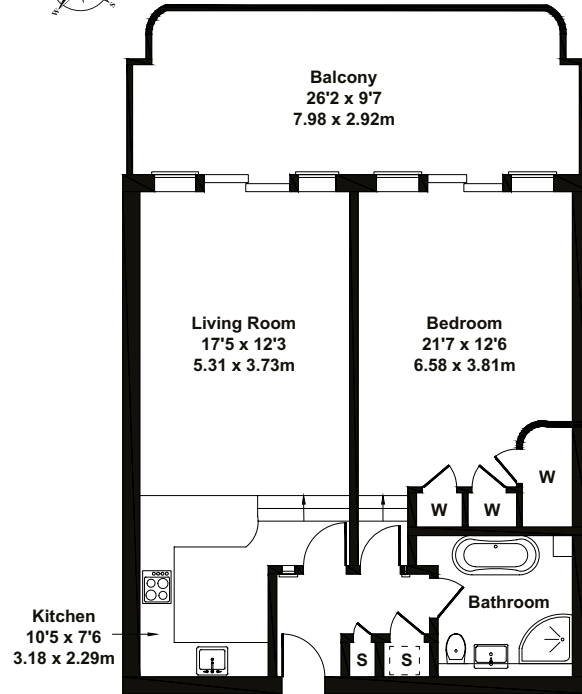
COUNCIL TAX Band E

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



7 The Gloster

Approximate Gross Internal Area
715 sq ft - 66 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. 2025



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