

SPENCE WILLARD



Flat 3, Grantham Court, 10 Queens Road, Cowes, Isle of Wight

A superb waterfront apartment occupying a prime position with unrivalled Solent views, a balcony and secure parking

VIEWING:
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Situated on the first floor of this sought-after waterfront apartment block with unobstructed views over the Solent to the Hampshire coast and providing a great vantage point for the frequent sailing and shipping activity. The apartment benefits from a spacious living area with an open-plan seating and dining area with a balcony to make the most of the views. There are two double bedrooms and two bath/ shower rooms along with ample built-in storage, secure parking and lift access.

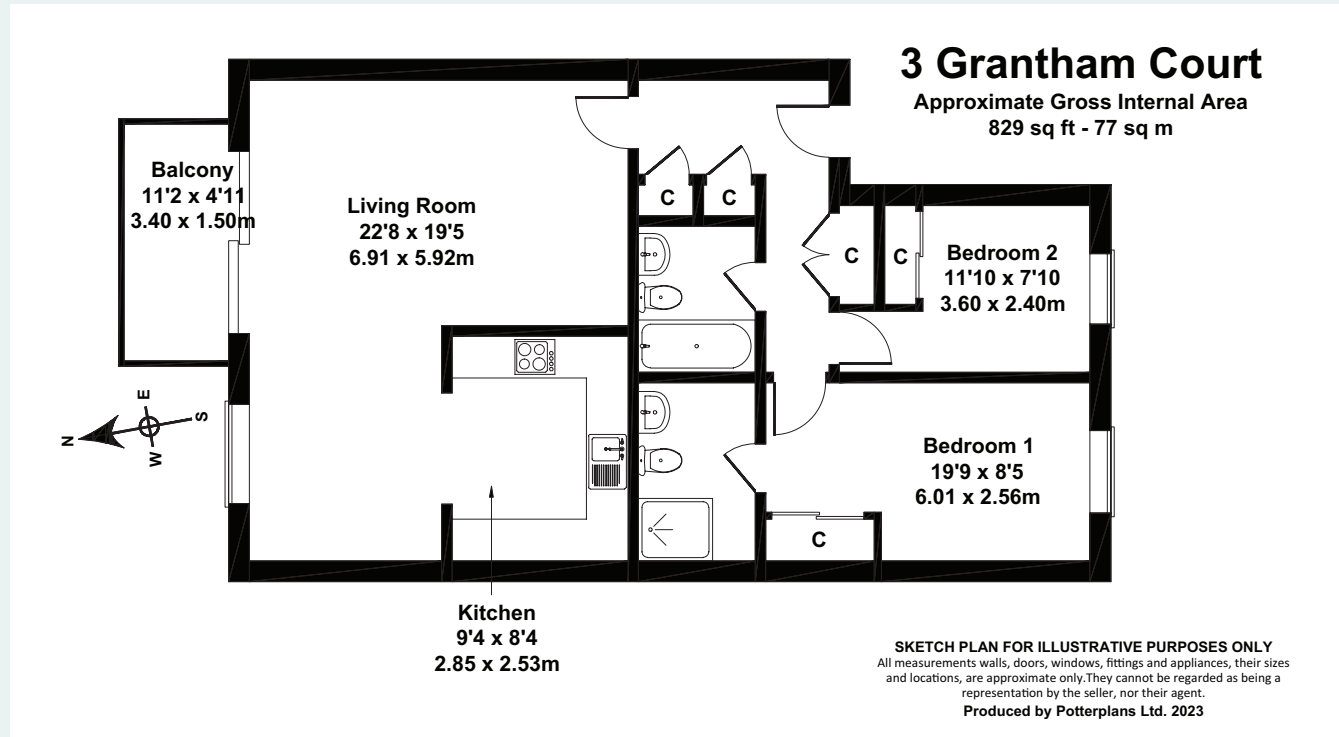
Conveniently located close to the principal yacht clubs, this ideal front line location is a level walk along the seafront to Cowes High Street with its good range of shops and restaurants and the Redjet passenger service to Southampton. There is a communal garden overlooking the Solent with gated access to the seafront promenade.

ACCOMMODATION

HALL Built-in coat cupboard, airing cupboard with hot water cylinder and shelving, double doors to a large storage cupboard. Intercom door entry system. Partially glazed door to:

LIVING ROOM A spacious room providing both generous seating and dining areas with superb views over the Solent to the Hampshire coast with wide glazed sliding doors opening to the balcony.

KITCHEN Fitted with a good range of base and wall cupboards with worksurfaces, integral oven, microwave, four-ring gas hob with extractor over, dishwasher, washing machine and fridge freezer. Wide opening to dining area providing sea views.



BEDROOM 1 A good-sized double bedroom with a southerly aspect featuring a range of built-in cupboards.

SHOWER ROOM EN-SUITE Tiled throughout with a shower, washbasin and WC.

BEDROOM 2 A double/twin bedroom with built-in cupboards and a southerly aspect.

BATHROOM Tiled throughout featuring a bath with mixer tap and shower attachments, wash basin set in a vanity unit and WC.

PARKING Within the gated undercroft that can be accessed via the lift are two parking spaces (NB - one of the spaces has a restricted width so would only accommodate a small vehicle).

SERVICES Mains electricity, gas, water, and drainage. Gas fired central heating.

TENURE Leasehold. Balance of 999 years from 1996 with a share of freehold. Maintenance charge of approximately £3,400 per year including building insurance. No pets.

EPC Rating C

COUNCIL TAX Band G

POSTCODE PO31 8BB

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

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