



ARTHUR COTTAGE YORK AVENUE EAST COWES, PO32 6BH

£200,000
LEASEHOLD

A unique, two bedroom first-floor apartment in a beautiful, historic Isle of Wight property, the flat sits within Arthur Cottage, on York Avenue in East Cowes. The building is Grade II listed and belonged to the Crown when Queen Victoria frequented the Island and the property itself was once home to Abdul Kareem, Queen Victoria's favoured Munchi. CHAIN FREE.

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SALES & LETTINGS

ARTHUR COTTAGE YORK

- 2 bedroom apartment within a historic building
- Upgraded throughout, yet keeping original detail
- Beautifully presented
- Grade II listed building
- Garage and parking
- CHAIN FREE



The property boasts character and period charm and next to the English Heritage - run estate of OSBORNE HOUSE. Arthur cottage gained a conservation award in 1976, when it was divided into six separate homes and Flat 4 has recently been reburbished to a high standard.

Sold as a leasehold, with a share of the freehold, the flat has undergone some careful and high quality modernisation in recent years. Outside offers a communal garden, a well kept private driveway, a garage and plenty of parking. The property also offers easy access to pubs, schools and local shops including Waitrose.

A short chain-ferry ride across the River Medina transports you to the sailing mecca of Cowes, although East Cowes boats its own marina too.

The accommodation with approximate measurements:

Hallway

Camaro flooring. Ceramic electric heater. Integrated smoke alarm. Inset LED lighting. Airing cupboard with large capacity high pressure tank and shelving. Storage cupboard. Cupboard housing consumer unit. Doors to :

Kitchen 4.58 x 2.10 (15'0" x 6'10")

Fully fitted kitchen supplied by Island kitchens. Matching wall, base and drawer units. Under counter lights. Integrated fridge/ freezer. Integrated washing machine. Integrated slim line dishwasher. Cupboard housing water softener. and

hot water tap. Nef induction hob with extractor over. Eye level Nef electric ovens. (one being a combi oven) Serving hatch to lounge. Heat alarm. Two sash windows. Camaro flooring.

Lounge 3.64 x 4.55 (11'11" x 14'11")

Ceramic wall heater. Matching camaro flooring. Two sash windows to side aspect.

Bedroom 4.56 x 2.42 (14'11" x 7'11")

Matching Camaro flooring. Sash windows to rear and side aspects. Ceramic heater.

Bathroom

Matching Camaro flooring. Part tiled. Bath with shower attachment over. Low level WC. Hand basin with vanity storage. Ceramic wall heater.

Bedroom 3.68 x 2.36 (12'0" x 7'8")

Matching Camaro flooring. Ceramic wall heater. Sash window to rear aspect.

Outside

Communal grounds which can be enjoyed. These gardens are very well manicured and have established trees, shrubs and plants. Drying area. Ample parking.

Garage 5.23 x 2.66 (17'1" x 8'8")

Up and over door

Additional information

Council tax band: "B"

No holiday letting

No gas - all electric

Pets at the discretion of other residents.

The property is listed, therefore does not require

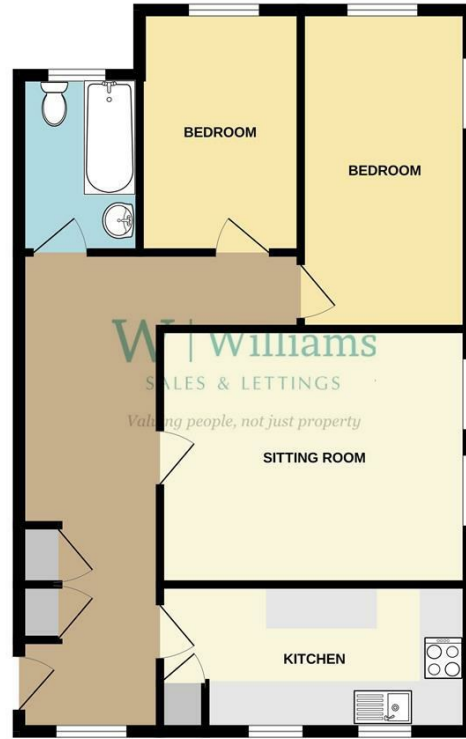
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GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq ft. (65.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements