



MARVINS
ESTATE AGENTS



BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT
PRICE £205,000

This two bedroom ground floor apartment is located very conveniently within this a purpose built retirement development located just off the seafront, No lift or Stairs required for access. Located very close to the main entrance and communal lounge. The accommodation enjoys Solent views and the use of communal facilities, including the indoor heated swimming pool, residents lounge, terrace and gardens. The main bedroom has an en-suite shower room with walk in shower. There is also a separate cloakroom. Electric heating and double/triple glazing is installed. The apartment also benefits from having its own garage. **VIEWING STRICTLY BY APPOINTMENT WITH THE VENDORS AGENT.**

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SECURITY ENTRANCE DOOR TO:

COMMUNAL ENTRANCE HALL

FLAT 12 ENTRANCE HALL

Night storage heater. Airing cupboard housing hot water tank and electric meters. Security entry phone control.

LOUNGE/DINING ROOM

16'1 x 11'4 (4.90m x 3.45m)

Triple glazed door and windows to Juliette balcony with sea views. Telephone point. Fireplace with electric feature fire. Two wall light fittings.

KITCHEN

6'9 x 7'4 (2.06m x 2.24m)

Fitted with a range of wall and floor cupboards with bevelled edged worktops over. Under unit lighting. Space for electric cooker and fridge. Sink unit with mixer tap.

BEDROOM TWO

8' x 10'1 excluding door recess (2.44m x 3.07m excluding door recess)

Electric convector heater. Double glazed window with Solent views. Built in wardrobes. Wall light point.

CLOAKROOM

Built in storage cupboards. Low level WC. Vanity washbasin. Light/shaver point. Plumbing for washing machine.

BEDROOM ONE

8'11 x 12'1 (2.72m x 3.68m)

Night storage heater. Double glazed window. Built in wardrobe. Solent view.

EN SUITE BATHROOM

Walk in shower cubicle. Low level WC. Vanity washbasin. Electric heated towel rail. Dimplex wall heater.

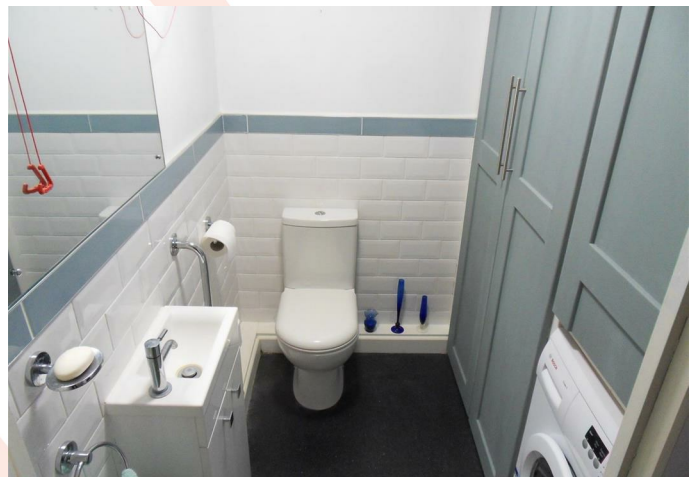
OUTSIDE

Surrounding the property there are attractive landscaped gardens with large viewing terrace accessed from the communal lounge. There is a garage included which is situated on the far right hand side of the stable block.

TENURE

Balance of 125 year Lease from 1989. Current maintenance charge 2021 approximately £3750 per annum and ground rent approximately £575 per annum.

COUNCIL TAX BAND D





GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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	83	84
(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 (CO ₂) 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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