



MARVINS
ESTATE AGENTS



28 MEDINA VIEW, EAST COWES, PO32 6LG

ASKING PRICE £225,000

Most attractive two bedroom second floor apartment enjoying fine views from the balcony, over East Cowes Marina and the Medina River with it very active boating scene. The property benefits from lounge/dinner, kitchen, bathroom, en suite to main bedroom, electric heating, double glazing and car parking space. Nearby there is a equipped Gym which is provided purely for the use of residence of Medina View. This would make an excellent full time home, or lock up and go holiday home. Early viewing is recommended.

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28 MEDINA VIEW, EAST COWES, ISLE OF WIGHT PO32 6LG

GROUND FLOOR

Communal security entrance door with stairway to second floor off which leads to the entrance door to the apartment

ENTRANCE HALL

Built in cupboard housing the water tank, further built in cloakroom cupboard, entry phone control

LOUNGE

13'8" max x 14'0" max (4.17 max x 4.27 max)

Dimplex electric night storage heater, views over East Cowes Marina with attractive views beyond, double glazed windows with door giving access to balcony, television aerial point, mock fireplace with coal effect electric fire



KITCHEN

11'2" x 8'3" (3.40 x 2.51)

Well fitted with modern range of floor and wall cupboards with bevel edge worktops, fitted electric hob, built in cooker, extractor hood over cooker area, inset sink unit with mixer tap over, plumbing provided for washing machine and dishwasher



MASTER BEDROOM

10'4" x 13'0" into recess (3.15 x 3.96 into recess)

Dimplex electric convector heater, double glazed window enjoying views over East Cowes Marina and the river, door to en suite shower room

ENSUITE SHOWER ROOM

Suite comprising low level wc, vanity wash basin, fully tiled shower cubicle, Dimplex electric wall heater

BEDROOM 2

10'11" x 10'4" (3.33 x 3.15)

Dimplex electric convector heater, double glazed window



BATHROOM

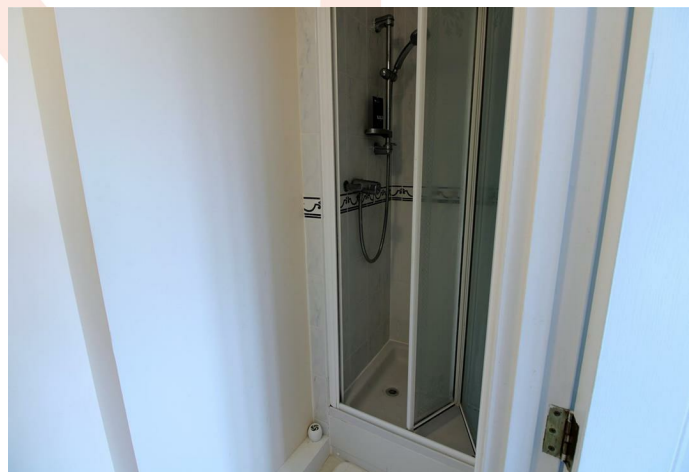
Modern suite comprising panelled bath with mixer tap and shower attachment over, low level wc, vanity washbasin with storage cupboard below, electric shaver point and Dimplex electric wall heater, double glazed window

OUTSIDE

To the rear of the property there is a car parking space provided for this apartment

TENURE

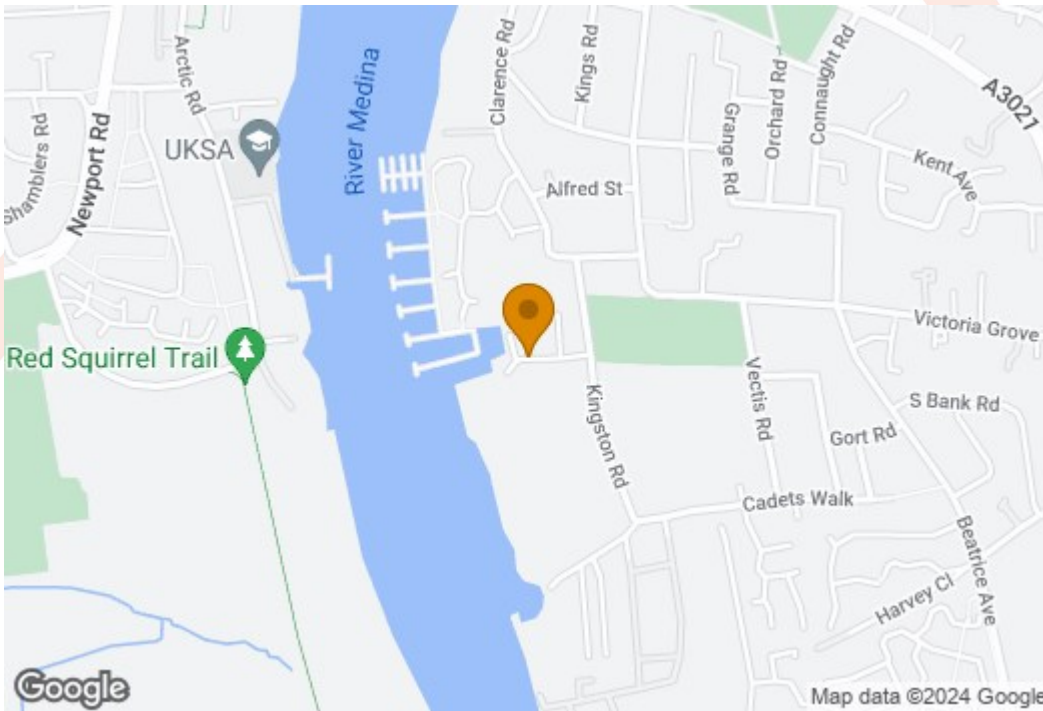
Leasehold, 999 year lease from 21st December 2000. Ground Rent £208 PA, Maintenance £1130 PA. Council Tax Band B



SECOND FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency until the goods are installed. Made with Hologram 12/2023



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		
	79	81
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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