



MARVINS
ESTATE AGENTS



27 ADMIRAL GARDENS, COWES, PO31 7XE

£279,950

A most comfortable two bedroom first floor apartment enjoying harbour and Solent views. Forming part of this purpose built building located in the heart of Cowes town convenient to shops, bus routes and the high speed passenger ferry service to Southampton. This home benefits from its own undercroft secure parking space which is ideally located for the lift to the first floor and access to the flat entrance door, particularly suited to those with limited mobility. Gas central heating and double glazing with a very sunny south easterly aspect. There is a good size balcony off the Lounge area. The Kitchen has been refitted in recent times and the property is offered chain free. Early viewing is recommended by appointment with the Vendors Agent.

COWES OFFICE

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First Floor Apartment. Stairs and lift to first floor. Entrance Door to No 27.

ENTRANCE HALL

Radiator. Built in storage cupboard and further hanging cupboard housing hot water tank. Radiator. Double doors to:

LOUNGE/DINER

20'2" x 9'3" (6.15m x 2.82m)
widening to 17'3" in to Bay. Double glazed windows and views to harbour and Solent. Two radiators. Sliding patio doors to balcony with harbour and Solent views.

KITCHEN

12'2" x 8'2" (3.71m x 2.49m)
Built in Neff oven and warmer shelf. Ceramic electric hob and stainless steel extractor canopy over. Integrated dishwasher and washing machine. Single drainer sink unit with mixer tap over. bevel edged work tops and tiled splash backs. Cupboard housing gas boiler. Double glazed window.

BEDROOM ONE

12'4" x 11'10" (3.76m x 3.61m)
Fitted cupboard, storage and wardrobes. Radiator. Double glazed window.

BEDROOM TWO

11'3" x 7'11" excluding cupboard space (3.43m x 2.41m
excluding cupboard space)
Built in wardrobe cupboard. Radiator. Double glazed window.

BATHROOM

Panelled bath with mixer tap and shower attachment over. WC with concealed cistern. Vanity wash basin. Towel rail/radiator.

OUTSIDE

Secure under croft car parking space. Communal gardens to lawn.

TENURE

This property is held on the balance of a 999 year lease from 1991. Each flat within Admiral Gardens enjoys a share of the freehold. Maintenance charge approximately £2620.00 Plus water charge. No ground rent.

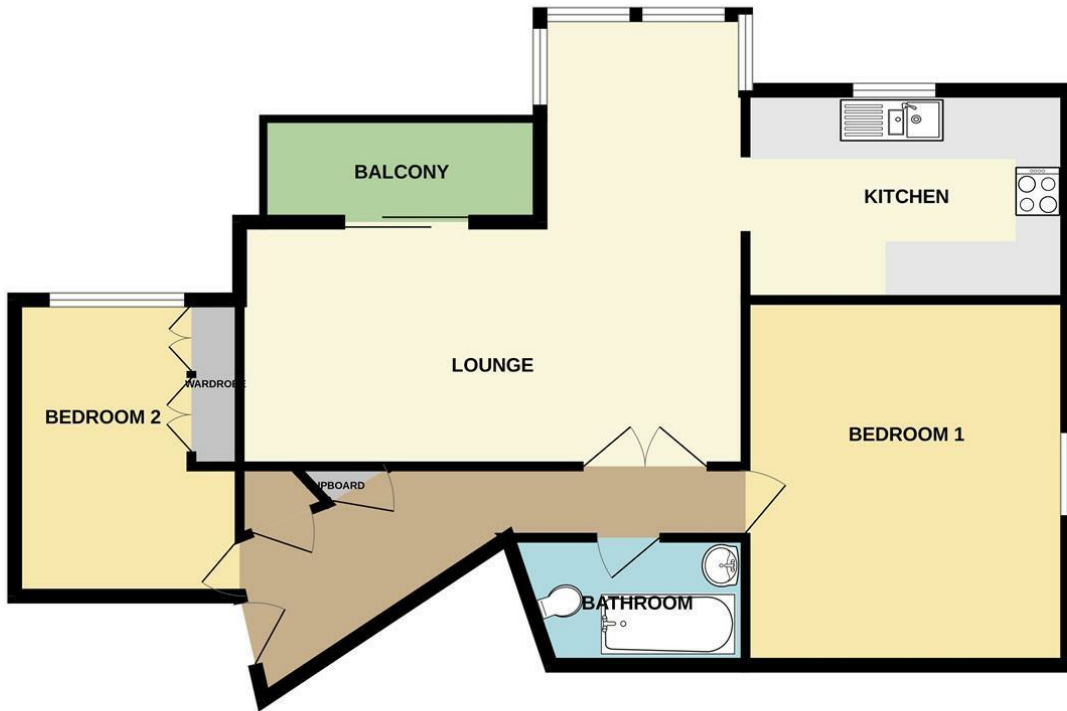
No Pets. Holiday letting not permitted.

Council tax band E



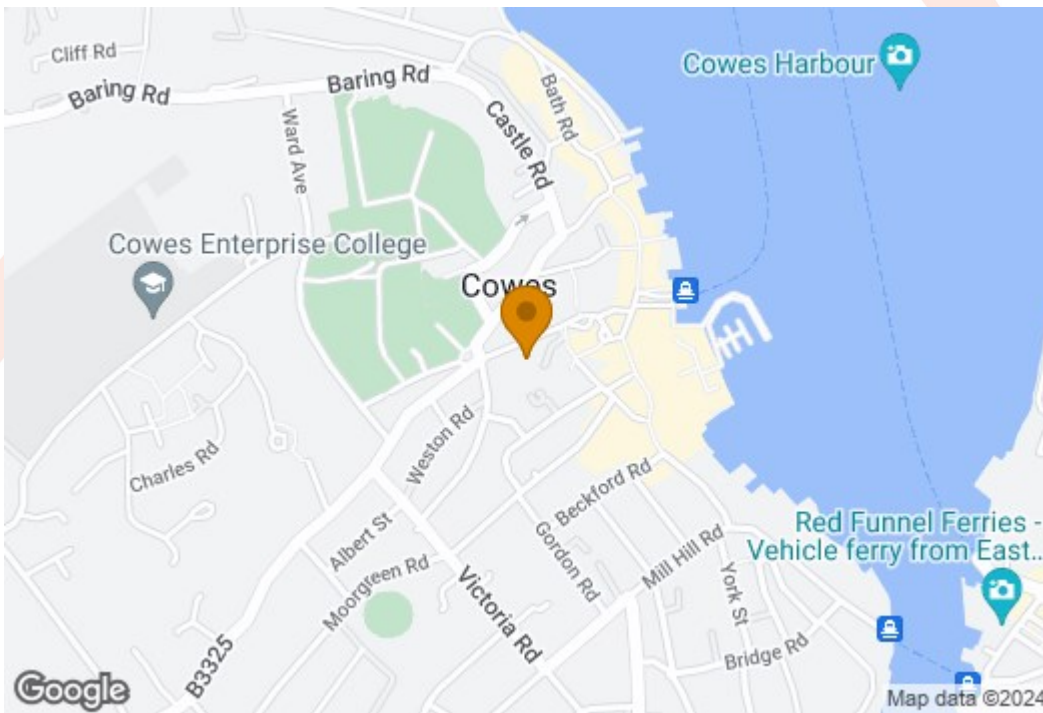


GROUND FLOOR



FLAT 27 GRIFFIN HOUSE, ADMIRAL HOUSE, COWES, PO31 7XE

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 | | |
| (69-80) C | 69 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | |
| EU Directive 2002/91/EC | | |

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