



**MARVINS**  
ESTATE AGENTS



## **23 BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT**

### **ASKING PRICE £150,000**

A spacious ground floor two bedroom retirement apartment with its own immediate access through French doors to the garden and private terrace with Solent views. This access allows entry to the apartment without going through the communal entrance. This home forms part of a purpose built development on Egypt Esplanade with an easy stroll to the seafront and flat walk to all the shops and restaurants of Cowes town centre one way and Gurnard the other. The apartment has been recently re-decorated throughout and enjoys new flooring and carpet. Briary Court has attractive communal gardens an indoor heated swimming pool for residents (and their guests), communal lounge, laundry facilities and a house manager. Being on the ground floor all those amenities are easily available to the apartment. The apartment enjoys double glazing and electric heating. There is a separate bathroom and an en-suite with bath to the main bedroom. Offered chain free early viewing is highly recommended by appointment.

#### **COWES OFFICE**

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Communal Entrance Door with security entry phone to:

### MAIN HALLWAY

Access to Residents Lounge, Laundry facilities and Swimming Pool.

Entrance Door to Flat 23.

### ENTRANCE HALL

Night storage heater. Built in linen and storage cupboard.

### LOUNGE/DINER

15'11" x 11'4" (4.85m x 3.45m)

Night storage heater. Double glazed French Doors to patio and gardens. Mock fireplace with electric heater. Two wall light points. Arch to:



### KITCHENETTE

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

Range of floor and wall cupboards with bevel edged worktops. Stainless steel sink unit with mixer tap over. Plumbing for dishwasher. Beko electric cooker. Under unit lighting. Tiled splashbacks.

### BEDROOM ONE

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

Night storage heater. Built in wardrobe cupboard. Double glazed window.



### EN-SUITE BATHROOM

Suite comprising panelled bath with electric shower over. Low level WC, vanity wash basin and heated towel rail. Dimplex wall heater. Light/shaver point. Tiled splashbacks.

### BEDROOM TWO

8' x 10'2" (2.44m x 3.10m)

Built in wardrobes. Double glazed window.



### SHOWER ROOM

Corner shower cubicle. Vanity wash basin and low level WC. Electric towel rail. Dimplex wall heater. Light/shaver point.

### TENURE

The property is Leasehold. Balance of a 125 year lease from 1989. Service charge approx £4979.25 per annum. Ground Rent approx £565.70 per annum. Council tax band D.

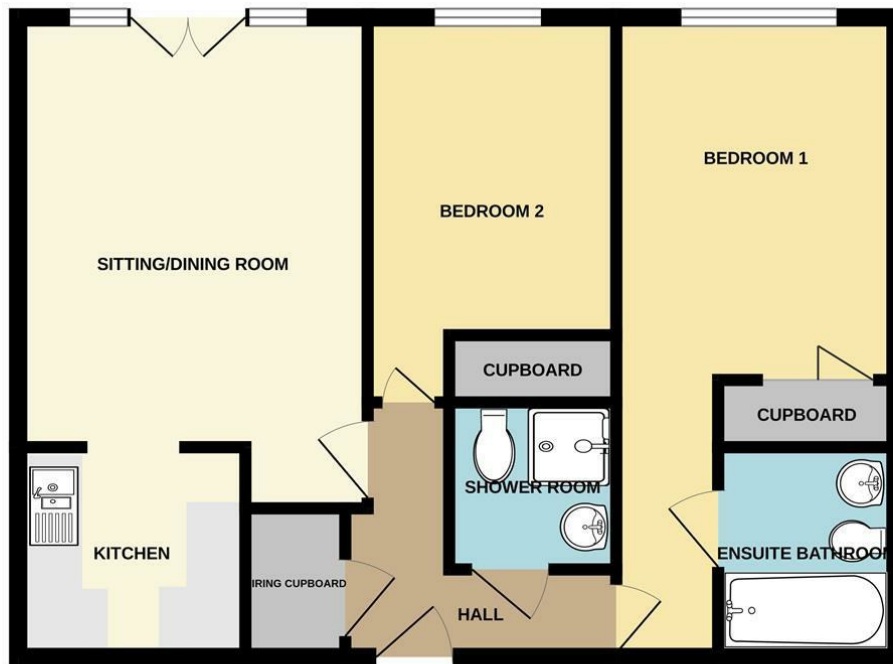




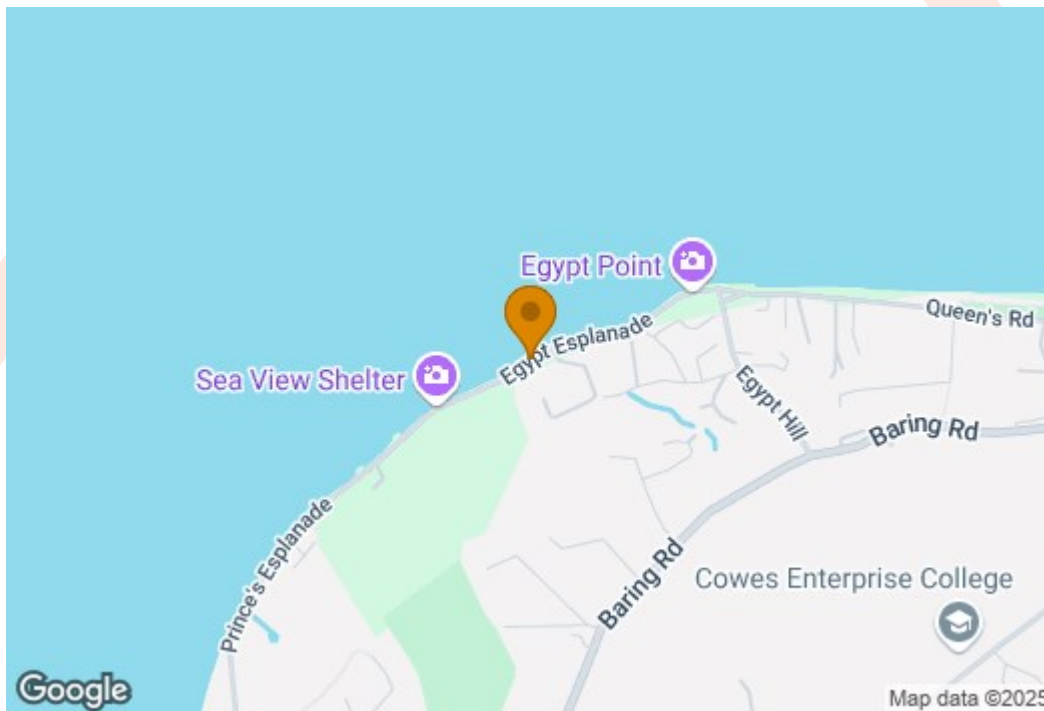




## GROUND FLOOR



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		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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