



MARVINS
ESTATE AGENTS



17 ADMIRAL GARDENS, COWES, PO31 7XE

PRICE £330,000

This most comfortable first floor apartment is situated in a purpose built block enjoying a balcony with harbour and views. Three bedrooms including master bedroom with en suite shower room, further family bathroom, lounge / diner and kitchen. Gas fired central heating and double glazing. Under croft car parking. Central Cowes location, convenient to High Street and sailing facilities. Viewing is highly recommended by appointment only.

COWES OFFICE

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GROUND FLOOR ENTRANCE

Security entrance door with stairway and lift to first floor off. Entrance door to Apartment 17

ENTRANCE HALL

Spacious entrance hall. Large built in cupboard with hanging/storage space. Radiator. Three up lights. Telephone point. Security video entry phone control.

LOUNGE / DINER

20'10 x 17'8 into bay (6.35m x 5.38m into bay)
Large square double glazed bay window. Two radiators. Lounge area enjoying patio doors to balcony with Solent and Harbour views to side. Dining area within bay window again with Solent views. Television aerial point. Double doors to;

KITCHEN

12' x 7'10 (3.66m x 2.39m)
Fitted with a range of floor and wall cupboards with work surfaces over. Inset sink unit with mixer tap over. Built in cupboard housing gas fired boiler supplying gas central heating and hot water. Fitted gas hob and built in electric oven. Plumbing for dishwasher and washing machine. Fridge and freezer included.

BEDROOM ONE

12'11 x 9'6 (3.94m x 2.90m)
Large double sized room with fitted wardrobe cupboards. Double glazed window. Radiator. Door to;

ENSUITE SHOWER ROOM

Large walk in shower cubicle, vanity wash basin and WC with concealed cistern. Part tiled walls. Fitted mirrors with concealed lighting. Shaver point. Towel rail/radiator.

BEDROOM TWO

10'11 x 9'1 (3.33m x 2.77m)
Fitted over bed storage units and wardrobe cupboards. Double glazed window. Radiator.

BEDROOM THREE

7'10 x 12'2 into bay (2.39m x 3.71m into bay)
Large double glazed bay window. Radiator

MAIN BATHROOM

Attractive white suite, comprising panelled bath with glazed shower screen, mixer tap and shower over, WC with concealed cistern and fitted vanity wash hand basin. Radiator/towel rail. Part tiled splash backs. Shaver point. Large fitted mirror.

OUTSIDE

Surrounding Admiral Gardens there are professionally maintained communal gardens and access to the undercroft allocated parking space

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 £3212.30 Plus water charge. No Pets. Holiday letting not permitted. Council Tax Band E



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.
Made with Mapogen CO2C2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	84	84
(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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