







# 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

41a High Street, Cowes, Isle of Wight, PO31 7RS T: 01983 292114 E: cowes@marvins.co.uk

#### **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









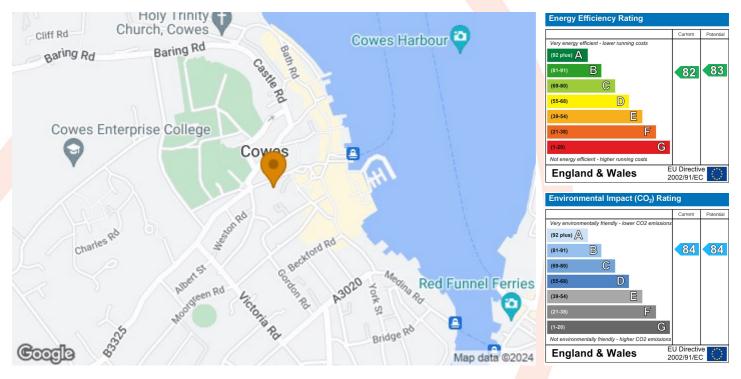
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**GROUND FLOOR** 





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