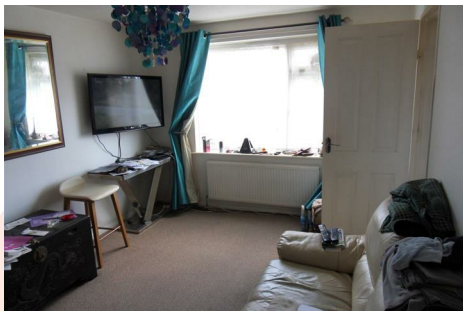




**MARVINS**  
ESTATE AGENTS



## **28A FELLOWS ROAD, COWES, PO31 7JN** **£109,500**

A ground floor two bedroom flat enjoying its own entrance. Lounge, Kitchen and Bathroom. Outside there are communal gardens and an allocated parking space. Gas heating and double glazing is installed. Convenient to Cowes town with its high speed passenger service to Southampton and vibrant high street early viewing is recommended by appointment. Cash offers are invited.

### **COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [coves@marvins.co.uk](mailto:coves@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

## 28A FELLOWS ROAD, COWES, PO31 7JN

Ground Floor double glazed entrance door to Entrance Hall.

### BEDROOM ONE

10'4" x 9'2" (3.15m x 2.79m)  
Radiator. Double glazed window.

### BEDROOM TWO

12'5" x 6'1" (3.78m x 1.85m)  
Radiator. Double glazed window.

### BATHROOM

Panelled bath with shower over. Pedestal wash basin and low level WC. Heated towel rail/radiator.

### LOUNGE/DINER

10'1" x 13'10" (3.07m x 4.22m)  
Double glazed window. Radiator.

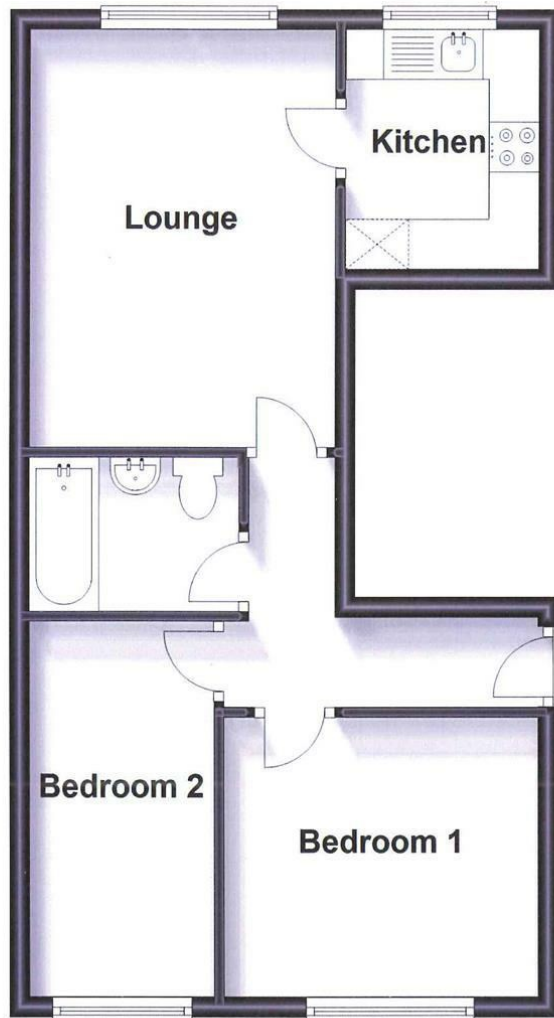
### KITCHEN

6'3" x 7'10" (1.91m x 2.39m)  
Range of floor and wall cupboards with bevel edged work tops over. Inset stainless steel sink unit with mixer tap over. Gas hob and electric cooker. Plumbing for washing machine. Double glazed window. Potterton gas boiler.

### TENURE

Leasehold. Balance of 99 year lease from 1977. Approx 52 years to run. Service charge approximately £400 per annum. Ground Rent £65.00 per annum. Council tax band B.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		64	76
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

### COWES OFFICE

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