



MARVINS
ESTATE AGENTS



7 BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT

£229,950

Located directly on the front of the building at garden level this most comfortable two bedroom retirement apartment has been updated and modernised to offer very comfortable accommodation. There is a modern fitted kitchen area open plan to the living room which enjoys porcelain flooring throughout and smooth plastered ceilings. Both bedrooms have solid wood flooring and the main bedroom has a recently refurbished ensuite shower room. Stunning Solent views to the mainland shore beyond. There are communal facilities including gardens, communal lounge and indoor swimming pool. Residents parking. Offered Chain free viewing is highly recommended.

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MAIN ENTRANCE

Security entrance door with remote control from Apartment 7. Hallway with stairway access to garden level. Also further security side door from driveway, giving access to communal hall. Door to: Apartment.

ENTRANCE HALL

Attractive porcelain flooring, built in cupboard housing hot water tank and built in storage. Electric night storage heater. Glazed panel door to Lounge.

LOUNGE

16'1" x 13'7" (4.90m x 4.14m)

Bright and airy room with double glazed french doors to patio and stunning Solent views. Porcelain tiled flooring throughout. Modern electric radiator. Open plan style to Kitchen.

KITCHEN

8' x 6'4" (2.44m x 1.93m)

Well fitted with a range of modern wall and floor cupboards and bevel edged work surfaces surround including breakfast bar area. Two integrated fridge freezers, fitted electric ceramic hob and built in electric cooker. Under unit lighting, fitted stainless steel extractor filter hood and fitted stainless steel sink unit with mixer tap over. Double glazed window and Solent views.

BEDROOM TWO

12'9" x 7'11" (3.89m x 2.41m)

Solid wood flooring, built in wardrobe with sliding doors. Electric radiator. Double glazed window.

CLOAK ROOM

Previously a Shower Room. With low level WC and vanity wash basin. Towel rail/radiator. Attractive tiled flooring and walls.

BEDROOM ONE

12' x 9' (3.66m x 2.74m)

Electric radiator. Solid wood flooring, double glazed window, built in wardrobe cupboard with sliding mirror doors.

EN-SUITE SHOWER ROOM

Completely refitted with modern large walk-in shower. Vanity wash basin and low level WC with concealed cistern. Sealed flooring.

OUTSIDE

Surrounding Briary Court there are landscaped communal gardens. Residents enjoy the use of a communal Lounge, indoor swimming pool, guest suite and laundry room. Residents parking.

TENURE

Leasehold. Balance of 125 year lease from 1989.

Service charge £ 5070.50 per annum

Ground Rent £575.72 per annum

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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		
(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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