



**MARVINS**  
ESTATE AGENTS



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

**ASKING PRICE £200,000**

Super Solent views are enjoyed from this lovely Two Bedroom first floor Apartment in the popular Briary Court complex, on the edge of the town yet within easy flat distance of the esplanade and town centre. Similarly, Gurnard is just a stroll away in the other direction.

Briary Court is a purpose built residence for the over 55s includes a heated indoor Swimming Pool, Residents Lounge, Laundry Room and extensive communal gardens and terrace. There is a lift and stairway access. Two Bedroom apartments with views come to the market infrequently and so we encourage you to view as soon as possible.

### **COWES OFFICE**

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## 33 BRIARY COURT EGYPT ESPLANADE, COWES, ISLE OF WIGHT PO31 8BT

First Floor with Entrance Door in to:

### HALLWAY

Storage heater. Front door entry pad. Large storage cupboard housing water tank. Doors off to:

### LIVING ROOM

15'2" x 11'4" (4.62m x 3.45m)

Double glazed windows and French doors opening to Juliette balcony with uninterrupted sea views. Storage heater. Feature fireplace with marble hearth and electric fire. Two wall lights. Archway to:

### KITCHEN

6'7" x 7'4" (2.01m x 2.24m)

Fitted with a range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink unit with chrome mixer tap over. Tiled walls. Electric cooker with extractor fan over. Space for fridge/freezer.

### MASTER BEDROOM

20'6" max x 9' (6.25m max x 2.74m)

Double glazed window with uninterrupted sea views. Built in wardrobe with sliding glass door. Storage heater. Wall light. Door to:

### EN-SUITE

White suite comprising walk in shower unit with electric Mira shower and chrome shower attachment. Low level WC, wash basin with chrome taps and chrome heated towel rail. Fully tiled walls and vinyl flooring.

### BEDROOM TWO

12'7" max x 7'11" (3.84m max x 2.41m)

Double glazed window with uninterrupted sea views. Slimline storage heater. Built in wardrobes with sliding glass doors.

### SHOWER ROOM

Suite comprising shower cubicle with sliding glass door and electric shower. Low level WC, vanity wash basin with chrome mixer taps and overhead mirror light, with built in cupboard storage below. Heated towel rail. Fully tiled walls. Vinyl flooring.

### TENURE

Leasehold. Balance of 125 year lease from July 1989.

Ground Rent £575.70 per annum

Service Charge Approx £2536 twice yearly

Council tax band D



# 33 Briary Court



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>79</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		
<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

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