



**MARVINS**  
ESTATE AGENTS



## **FLAT B, THE GLOSTER THE PARADE, COWES, PO31 7QD**

**PRICE GUIDE £650,000**

A truly front row seat on Cowes Esplanade, this two double bedroom spacious apartment is located in a prestigious apartment block between the Royal London Yacht Club and The Royal Ocean Racing Club. There is a substantial terrace accessed from both bedrooms and the main living area with stunning views to Cowes Harbour, the Solent, Royal Yacht Squadron Marina and Trinity Landing. Cowes High Street with its high speed passenger service to Southampton is within level walking distance with numerous restaurants and shops. This could be a full time home or equally lock up and go second home with sailing facilities right on your doorstep. Viewing is highly recommended to fully appreciate the space and position of this home.

### **COWES OFFICE**

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## FLAT B, THE GLOSTER THE PARADE, COWES, ISLE OF WIGHT PO31 7QD

Communal Entrance Hall with security video entry to Door to Apartment B

### INNER ENTRANCE LOBBY

Video entry control. Door to:

### LOUNGE/DINER

25'9" x 13'11" widening to 18'2" (7.85m x 4.24m widening to 5.54m)

Panoramic Solent and harbour views. Large double glazed sliding doors to extensive paved terrace. Folding wooden shutters. Radiator. Inset ceiling lights. Enjoying views to Yacht Squadron, Marina, Harbour and Solent. Open plan to:

### KITCHEN

13'6" x 8'4" (4.11m x 2.54m)

Range of modern floor and wall cupboards and bevel edged work surfaces. Tiled splash backs. Built in dishwasher and washing machine. Built in electric oven and grill with electric hob over. Extractor filter canopy. Inset sink with mixer tap over. Built in fridge and freezer. Enjoying views to Yacht Squadron, Marina, Harbour and Solent.

### INNER HALL

### BEDROOM ONE

25'2" x 8'11" (7.67m x 2.72m)

Inset ceiling lights. Patio doors to terrace. Radiator. Views to the Solent. Folding wooden shutters. Television point.

### EN-SUITE SHOWER/BATHROOM

Fitted vanity wash basin. WC and concealed cistern. Panelled bath. Corner shower cubicle. Towel rail/radiator. Shaver point. Inset ceiling light.

### BEDROOM TWO

21'5" x 10'4" narrowing to 6' (6.53m x 3.15m narrowing to 1.83m)

Radiator. Double glazed patio doors to terrace with Harbour and Solent views. Folding wooden shutters. Television point.

### BATHROOM

Panelled bath. wash basin and low level WC. Corner shower cubicle. Towel rail/radiator. Tiled walls. Shaver point. Inset ceiling light.

### OUTSIDE TERRACE

13'8" x 28'8" (4.17m x 8.74m)

Tiled terrace with dwarf walls and glazed balustrade. Panoramic views over Harbour and Solent.

### TENURE

Leasehold with share of Freehold. Current service charge approx £6000.00 per annum including heating and hot water. Long term lets acceptable up to 2 years. No holiday letting. Pets by arrangement. Council Tax Band E

















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>	72	80
(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		
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		
EU Directive 2002/91/EC		

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