



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

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

WWW.MARVINS.CO.UK

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)

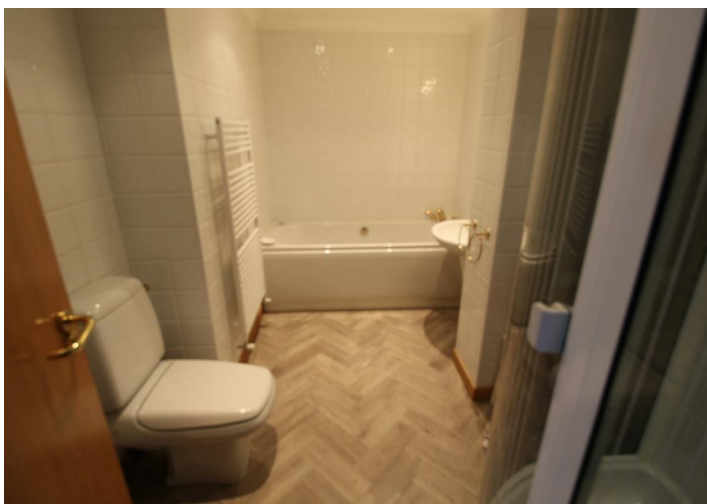
Tiled terrace with dwarf walls and glazed balustrade. Panoramic views over Harbour and Solent.

TENURE

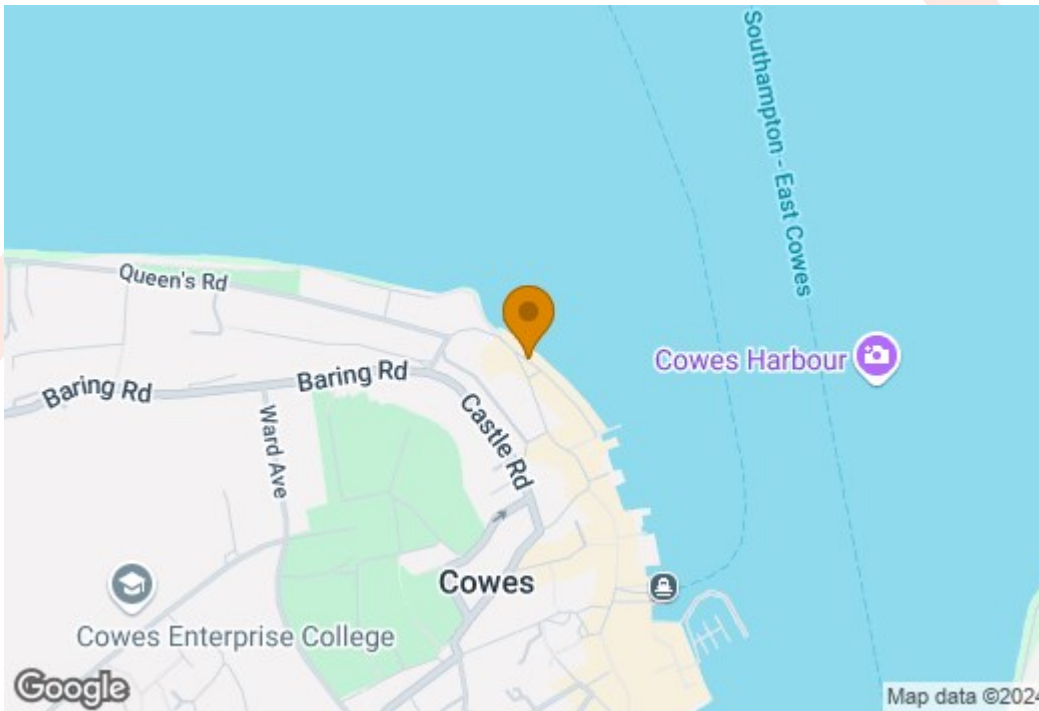
Leasehold with share of Freehold. Current service charge approx £6000.00 per annum including heating and hot water. Long term lets acceptable up to 2 years. No holiday letting. Pets by arrangement. Council Tax Band E











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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