



**MARVINS**  
ESTATE AGENTS



## 5 GRANTHAM COURT, COWES, PO31 8BB

**£775,000**

A spacious recently refurbished **FOUR DOUBLE BEDROOM PENTHOUSE APARTMENT**. It is located in a prime **SEAFRONT LOCATION** in Queens Road and very convenient for the Sailing Clubs, High Street and high speed Red Jet passenger service to Southampton. The accommodation is arranged over two floors and enjoys panoramic front row **SOLENT VIEWS** to the mainland shore beyond. The master bedroom offers two Velux **CABRIO BALCONIES** and newly fitted en-suite bathroom. Gas fired heating is installed and there is allocated undercroft secure **PARKING FOR TWO** vehicles. Communal terrace to the rear overlooking the busy yachting scene in the Solent. Offering a great spacious, full time home or lock up and go second home, Viewing is highly recommended. **CHAIN FREE**.

### COWES OFFICE

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## SECURITY ENTRANCE DOOR TO:

Communal hall with lift and stairs to the Apartment solely on 2nd floor.

## ENTRANCE LOBBY

Semi glazed door to:

## SPACIOUS ENTRANCE HALL

Stairs to upper floor off. Radiator. Security video entrance phone. Large built in cupboard with double doors and hanging rail. Door to:

## INNER HALL

Large built in cupboard with double doors. Telephone point. Door to:

## L-SHAPED LOUNGE/DINING AREA

12'10" x 20'4" & 9'9" x 9'8" (3.91 x 6.20 & 2.97 x 2.95)  
Two large radiators. TV and telephone point. Four wall and two central lights. Large tilt and slide patio doors to:

## BALCONY

11'9" x 5'2" (3.6 x 1.6)  
Extensive Solent views.

## KITCHEN

9'3" x 9'5" (2.82 x 2.87)  
Brand new range of smart modern floor and wall mounted cupboards with Carousel shelved and larder storage units. Attractive work tops and matching splash backs. Integrated cooker, combination microwave and plate warmer. Fitted induction hob and concealed extractor over. Built in fridge/freezer. Built in dishwasher. Inset sink with mixer tap and boiling hot water supply. Under cupboard lighting.

## BEDROOM THREE

13'9" x 7'9" (4.19m x 2.36m)  
Radiator. Double glazed window. Cupboard housing vaillant gas fired boiler.

## BEDROOM FOUR

17'3" x 8'5" (5.26m x 2.57m)  
Radiator. Double glazed window. Built in wardrobe.

## FAMILY BATHROOM

9'2" x 6'8" (2.79m x 2.03m)  
Completely refurbished with large double size shower cubicle, Vanity washbasin. Separate WC . Plumbing for washing machine, Towel rail/radiator. Wall cupboard.

## ON THE FIRST FLOOR

### LANDING

Built in airing cupboard housing megaflo hot water tank, large Velux window. Further large built in storage cupboard. Loft access and fully boarded loft.

## BEDROOM ONE

17'4" x 16'7" (5.28 x 5.05)  
Double aspect with eastern Solent views. Radiator. Built in 2.6 m mirrored wardrobe. Two Velux Cabrio balconies. Wonderful sea views. Dual aspect.

## EN-SUITE BATHROOM

Completely refurbished. Panelled bath with mixer tap and shower attachment over. Low level WC and vanity washbasin. Towel rail/ radiator. Velux window.

## BEDROOM TWO

16'7" x 13'1" (5.05 x 3.99)  
Radiator. South facing Velux Cabrio balcony and velux window.

## EN-SUITE SHOWER ROOM

New suite comprising, corner shower cubicle, Low level WC, Vanity washbasin. Towel rail /radiator. Velux window.

## OUTSIDE

Secure undercroft parking for two cars. Attractive communal terrace with seating, Access to the seafront and stunning Solent views

## TENURE

Leasehold. Balance of 999 years first issued 29th September 1996. Maintenance charge 6 monthly approximately £2,445.02to include buildings insurance. Share of Freehold.

Council Tax Band G. No Pets or Holiday Letting. TOTAL FLOOR AREA - 130 square metres.

## N.B.

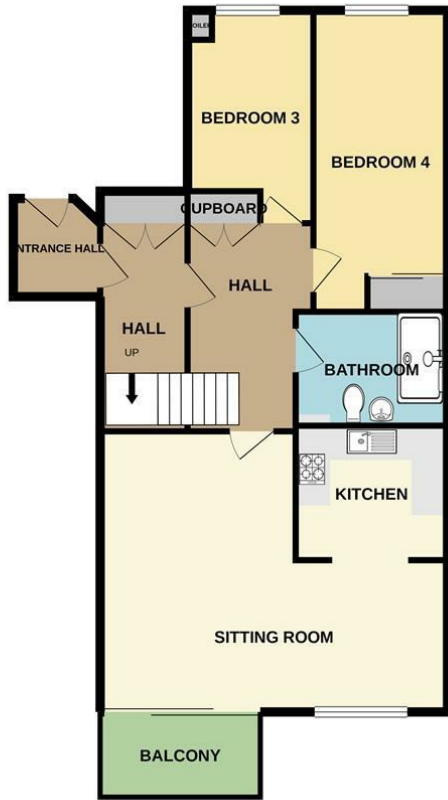
All the velux windows and Cabrio balconies have fitted roller black out blinds.







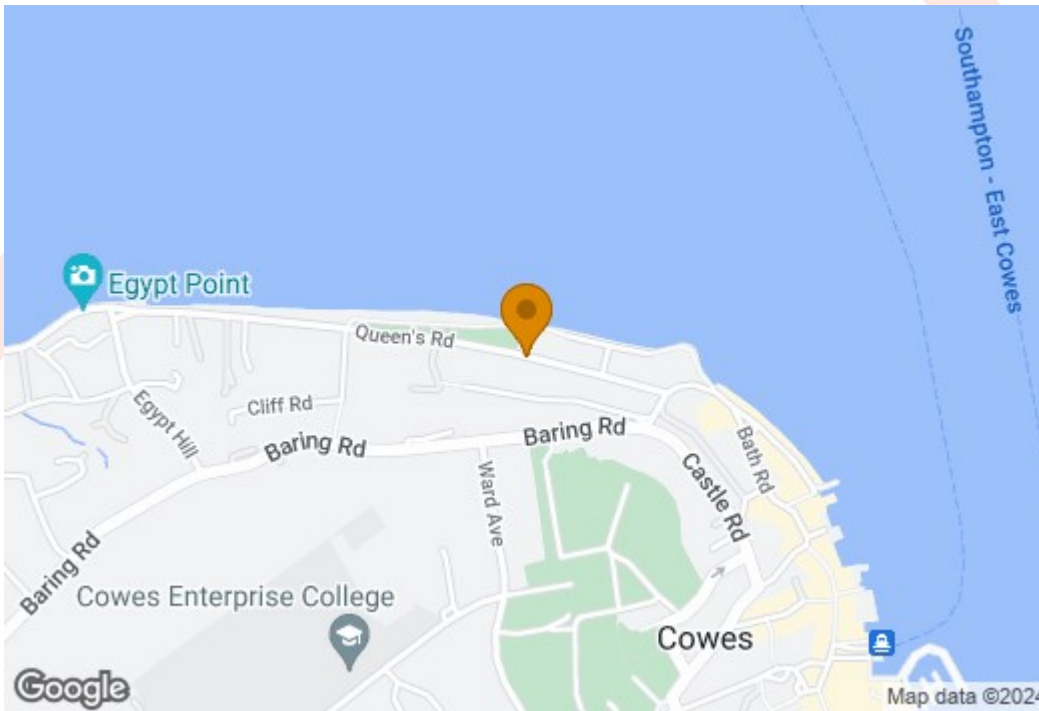
GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>	79	79
(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		
England & Wales	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>	77	78
(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		
England & Wales	EU Directive 2002/91/EC	

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