



**MARVINS**  
ESTATE AGENTS



## 8E CONSORT ROAD, COWES, PO31 7SQ

ASKING PRICE £220,000

A comfortable two bedroom garden apartment located very conveniently for Cowes town with its vibrant high street, shops, restaurants and high speed passenger service to Southampton. This home offers its own private patio and garden area to the rear. To the front is a spacious Lounge/Diner, Kitchen and Bathroom. Gas heating and double glazing is installed. Offered chain free this could be an excellent full time home with ease of living or a lock up and go second property. Telephone now to book an early viewing.

### COWES OFFICE

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## 8E CONSORT ROAD, COWES, ISLE OF WIGHT PO31 7SQ

### ENTRANCE HALL

Built in linen cupboard and hanging cupboard.

### LOUNGE

15'11" x 15'7" (4.85m x 4.75m)

Radiator. Two double glazed windows.

### KITCHEN

9'10" x 7'2" (3.00m x 2.18m)

Range of fitted floor and wall cupboards. Inset sink unit. Gas boiler, gas hob and electric oven. Plumbing for washing machine. Space for Fridge and Freezer.

### BEDROOM ONE

12' x 10'10" (3.66m x 3.30m)

Radiator. Double glazed window. Fitted wardrobe with sliding doors.

### BEDROOM TWO

7'3" in to wardrobe x 10'6" in to wardrobe (2.21m in to wardrobe x 3.20m in to wardrobe)

Double glazed window. Radiator.

### BATHROOM

Panelled bath with shower over. Low level WC. Pedestal wash basin. Radiator.

### OUTSIDE

Private rear garden with good size patio to side and rear. Raised garden to the rear. Garden storage.

### TENURE

This property is Leasehold. 999 years from 1st January 2007 Maintenance charge including Building Insurance approx £900 per annum. Ground rent £50 PA. Council tax band B.

No restrictions regarding Holiday letting or Pets.



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) <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 energy efficient - higher running costs		
	77	77
<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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