



MARVINS
ESTATE AGENTS



FLAT 1 STANHOPE LODGE, COWES, PO31 8BH

ASKING PRICE £275,000

A most attractive and comfortable TWO BEDROOM GROUND FLOOR APARTMENT forming part of a large substantial property located just off Queens Road and within easy reach of the sea front with its wonderful vista of the yachting scene. Cowes Town centre is only a short walk away with all its shops, sailing clubs and high speed ferry to the mainland. This property offers two bedrooms, lounge, kitchen and bathroom. There is residents car parking and attractive communal gardens. Gas fired heating and double glazing installed. Fine Solent views. Offered chain free.

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ON THE GROUND FLOOR

Communal entrance door with Entrance Hall.

ENTRANCE HALL

Entrance door to Flat One. Radiator. Laminate wood flooring. Door to:

LOUNGE

15'9" x 10'9" (4.80m x 3.28m)

Attractive airy and spacious room with dual aspect double glazed windows, the bay window having a fitted window seat. Telephone point. TV aerial point. Radiator.

KITCHEN

8'4" x 7'4" (2.54m x 2.24m)

Fitted with a range of modern floor and wall cupboards with bevel edge work surfaces over. Inset stainless steel sink unit with mixer tap over. Integrated dishwasher and washing machine. Fitted gas hob. Built in electric cooker. Double glazed window. Cupboard housing gas fired boiler.

BEDROOM ONE

15'9" x 10'10" (4.80m x 3.30m)

Attractive half double glazed bay window again with fitted window seat. Radiator. Range of matching wardrobe cupboards and bedside units.

BEDROOM TWO

10'6" x 8'2" (3.20m x 2.49m)

Double glazed window to side. Laminate wood flooring. Radiator.

BATHROOM

Suite comprising panelled bath with shower over. Low level WC. Pedestal wash basin. Part tiled walls surround.

OUTSIDE

This property is approached via Stanhope Drive which leads off Queens Road. Directly to the side of the building there is a car parking area with parking space. There are also some communal gardens.

TENURE

This property is Leasehold. Balance of 999 years from 1982. It has a share of the freehold. Service charge approx £1186.53 per annum. Council tax band B.

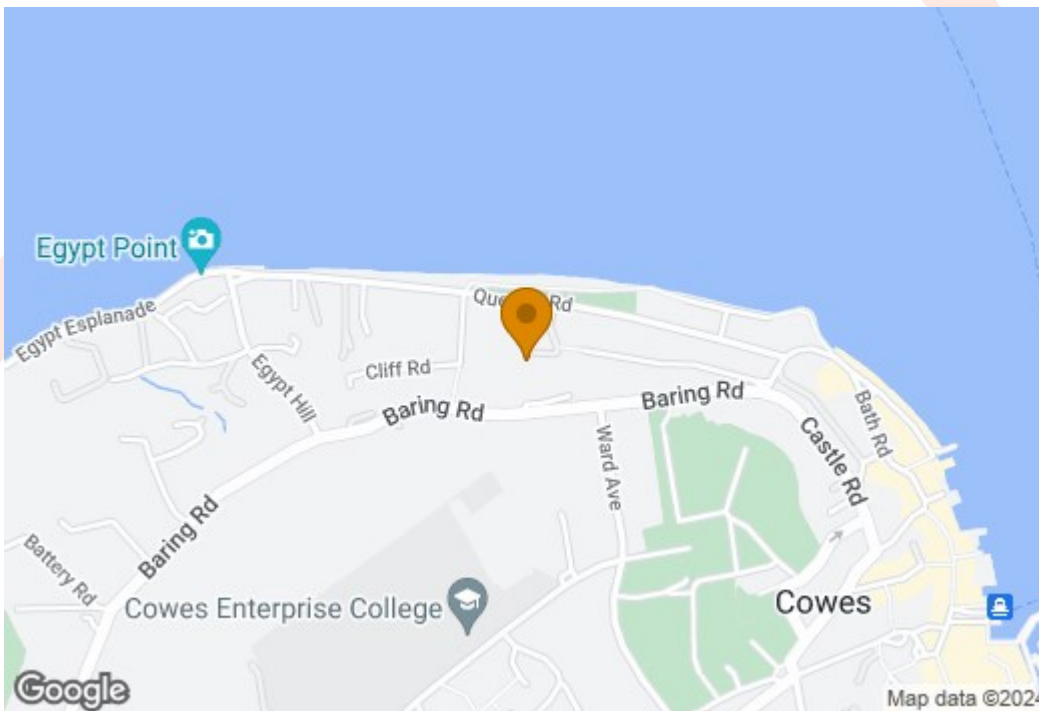




Ground Floor



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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