



MARVINS
ESTATE AGENTS



1 MORNINGTON MEWS, COWES, PO31 8AU

ASKING PRICE £439,000

Located just off Cowes seafront this superb two bedroom apartment enjoys bright and airy accommodation. The balcony is accessed from the open plan double aspect living room and modern fitted kitchen area. Both double bedrooms have ensuite facilities and are located to the South side of the building. Secure gated access. The building is accessed via a video entry system direct to the apartment. Coded access to the apartments from the undercroft parking area into the lift lobby to access all floors. Conveniently situated for level walking distance of Cowes town, Sailing facilities and the high speed passenger ferry service to Southampton. Early viewing recommended.

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GROUND FLOOR

Security entrance door to:

COMMUNAL ENTRANCE HALL

Door to Apartment one.

ENTRANCE HALL

Spacious area. Electric radiator. Cupboard with plumbing for washing machine. Airing cupboard housing hot water tank.

CLOAKROOM

Low level WC, washbasin, fully tiled floors and walls.

KITCHEN/LIVING ROOM

24'3" x 15'8" (7.39m x 4.78m)

Bright and airy, large open plan living area with double aspect, and twin double doors to balcony, with limited sea views. Side Juliet balcony. Three electric radiators.

KITCHEN AREA

Fitted with a range of modern floor and wall cupboards with worktops over. Integral induction hob. Built in double oven and grill. Stainless steel/glaze extractor over. Integrated dishwasher and fridge freezer. Built in microwave, stainless steel sink unit with directional pressure mixer tap over.

BEDROOM ONE

13'6" x 8'8" (4.11m x 2.64m)

Double aspect room with Juliet balcony to one side. Electric Radiator. Built in wardrobe cupboard with sliding doors.

ENSUITE BATHROOM

Comprising panelled bath with mixer tap and shower attachment over. Low level WC with concealed cistern. Wash basin. Towel rail /radiator. Fully tiled floor and walls.

BEDROOM TWO

10'6" x 10'6" (3.20m x 3.20m)

Built in wardrobe facilitating single and double hanging sections. Electric radiator. French windows leading to rear gardens.

ENSUITE SHOWER ROOM

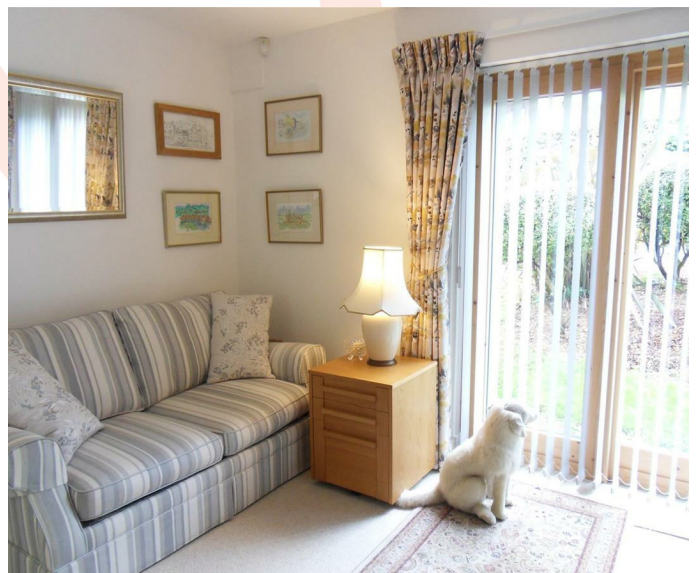
Suite comprising good size shower cubicle, wash basin, WC with concealed cistern. Towel rail /radiator. Tiled flooring and walls.

OUTSIDE

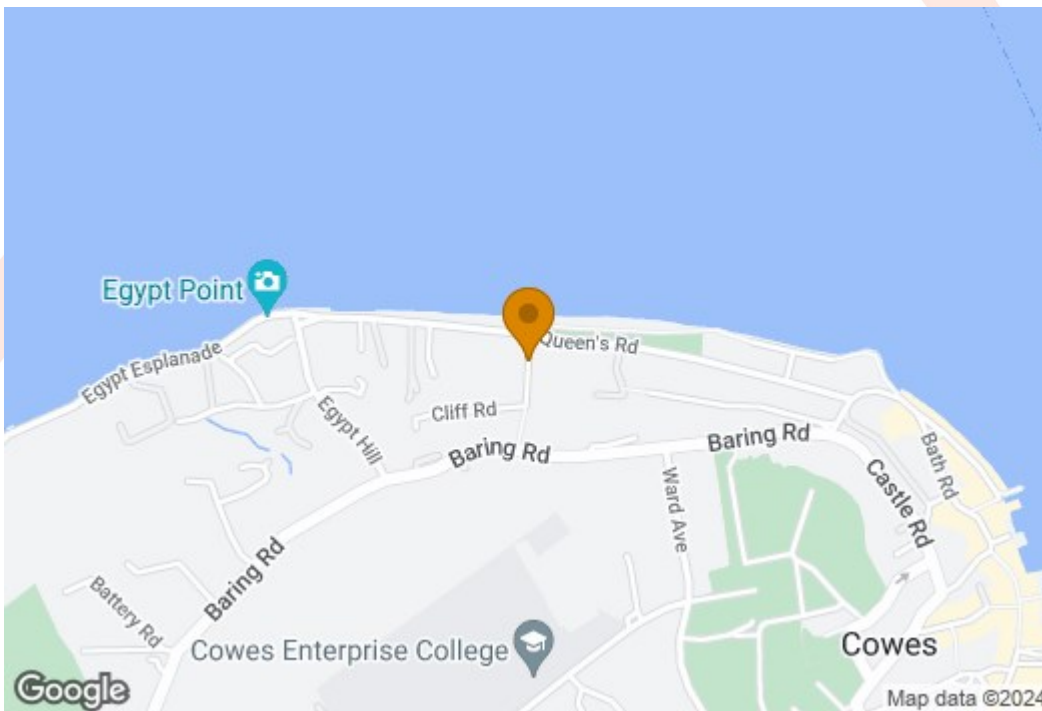
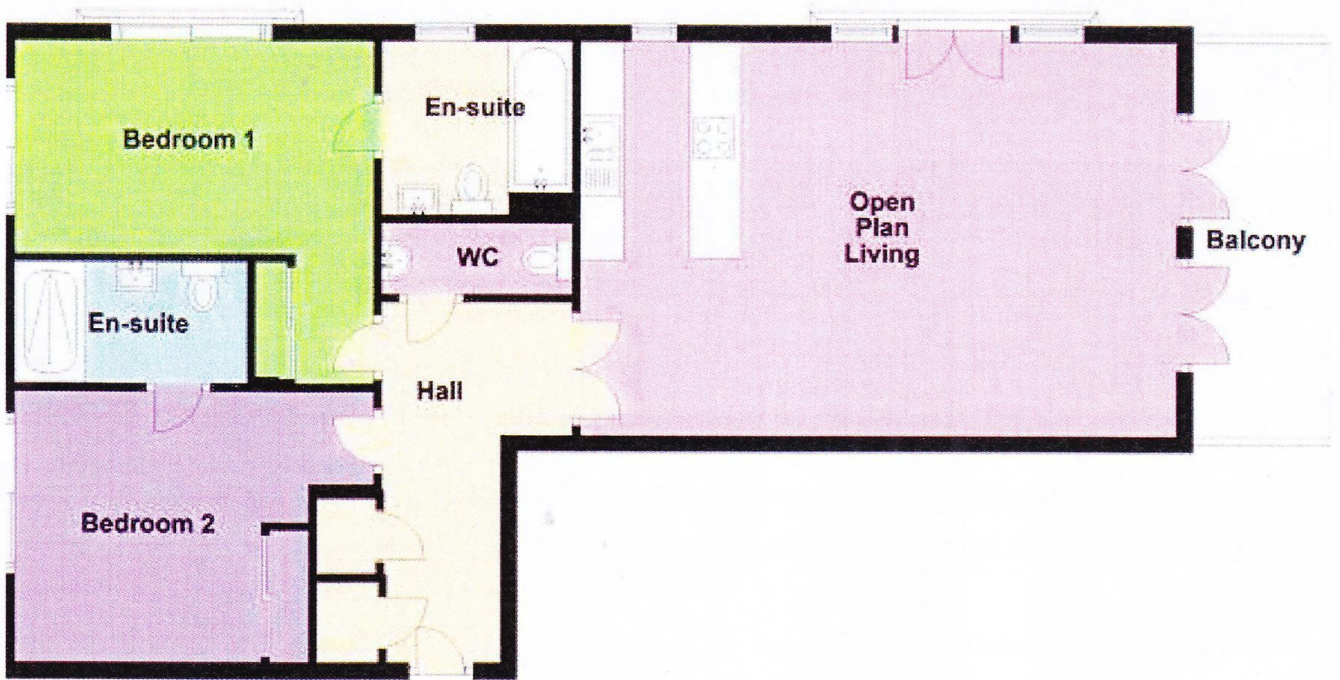
Security gated access leads to the allocated under cover parking space with lift access to all floors. Attractive communal area with planted beds and visitor parking. Bicycle store.

TENURE

Leasehold. 155 Years from 1/1/2008. Ground rent approximately TBA. Service charge approximately £3000 PA. Council tax band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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