



MARVINS
ESTATE AGENTS



64 BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT
ASKING PRICE £300,000

A first floor spacious two bedroom apartment located within The Stables at Briary court, which is a retirement development on Cowes seafront. This home enjoys a large double garage to the ground floor and spacious Lounge/Diner with Kitchen off. The master bedroom has an en-suite Shower Room and there is also a main Bathroom. Communal facilities within the main building include a heated main Swimming Pool, Residents Lounge with terrace enjoying fine sea views and attractive communal gardens surrounding the whole development.

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Shared Entrance Hall with stairs to first floor off.

Entrance Door to Number 64

ENTRANCE HALL

Spacious. Walnut engineered flooring. Night storage heater. Built in airing cupboard housing hot water tank. Fitted cloaks cupboard.

BEDROOM TWO

11'11" x 9'2" (3.63m x 2.79m)

Double glazed window. Built in wardrobe cupboard. Fitted drawer units and vanity top. Electric convector heater.

BEDROOM ONE

15'1" x 10'1" (4.60m x 3.07m)

Double glazed window. Laminate wood flooring. Night storage heater. Built in wardrobe cupboard. Fitted floor drawer units and vanity top. Two wall light points.

EN-SUITE SHOWER ROOM

Tiled shower cubicle. Heated towel rail, low level WC and wash basin.

BATHROOM

Panelled bath with electric shower over. Low level WC and vanity wash basin. Heated towel rail. Dimplex wall heater.

LOUNGE/DINER

12'6" x 22'10" (3.81m x 6.96m)

Walnut engineered flooring. Front and side aspect. Double glazed window. Television aerial lead. Two wall light points.

Archway to:

KITCHEN

9'4" x 7'4" (2.84m x 2.24m)

Range of fitted floor and wall cupboards with bevel edged work tops over. Built in electric oven. Grill over. Ceramic hob. Extractor filter over. Stainless steel sink unit with mixer tap over. Plumbing for washing machine and slimline dishwasher.

OUTSIDE

DOUBLE GARAGE 19'7" x 23'. Twin opening doors of which one is electric. Power and light.

TENURE

The property is leasehold. Balance of 125 Years from 1989.

Service charge £2535.00, twice yearly

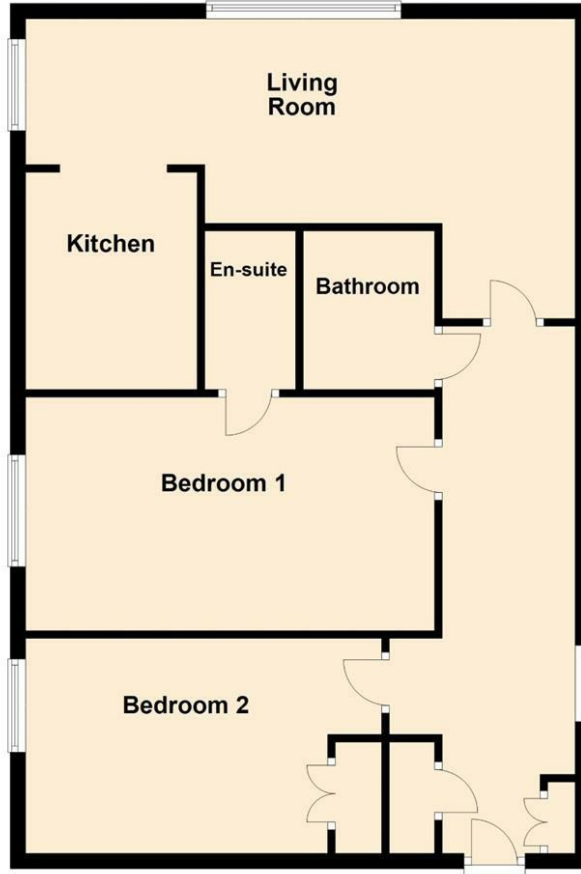
Ground rent £287.00, twice yearly

Council tax band E





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			66
(55-68) D		43	
(39-54) E			
(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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