



MARVINS
ESTATE AGENTS



32B FELLOWS ROAD, COWES, PO31 7JN

ASKING PRICE £135,000

Located on the first floor of a purpose built block within walking distance of Cowes town centre the property offers allocated parking and sea glimpses. The accommodation comprises of a large Lounge, modern Kitchen, Bathroom and two double Bedrooms. Other benefits include double glazing and gas central heating. This provides the ideal opportunity as either a full time or a second home or rental investment purchase. Offered Chain free. Viewing by appointment.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK

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Communal Entrance Door with stairway to First Floor Apartment. Entrance Door and Entrance Lobby leading to Hall.

KITCHEN

13'9" x 8'2" (4.2 x 2.5)

LOUNGE

11'5" x 13'9" (3.48 x 4.2)

BEDROOM ONE

10'5" x 8'11" (3.18 x 2.72)

BEDROOM TWO

10'5" x 9'2" (3.18 x 2.8)

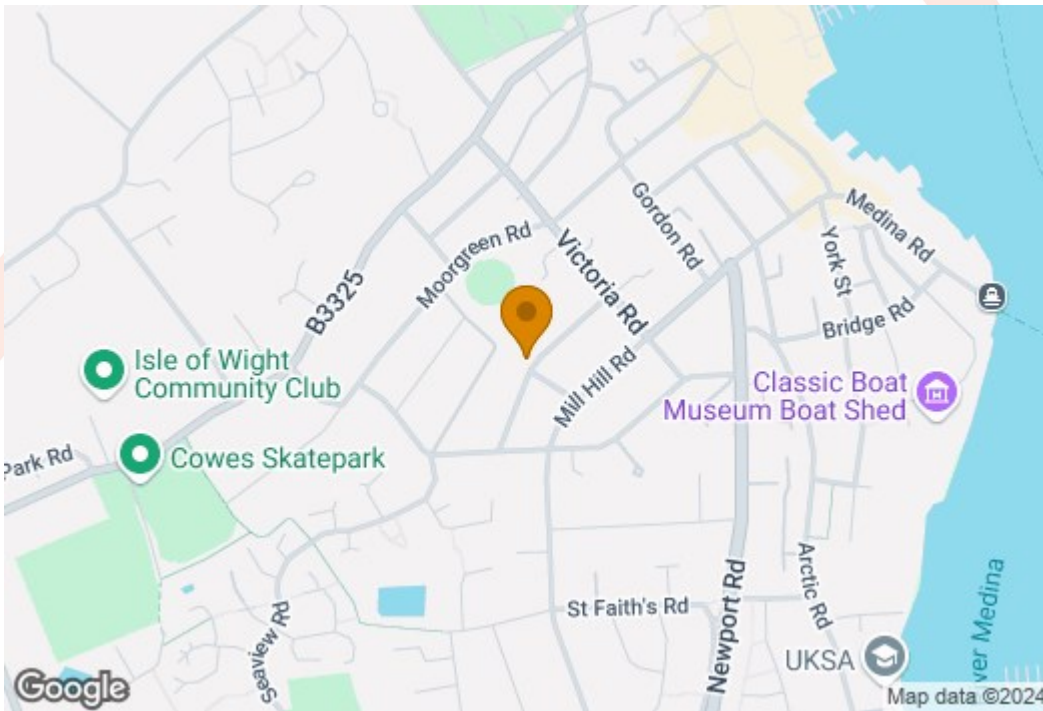
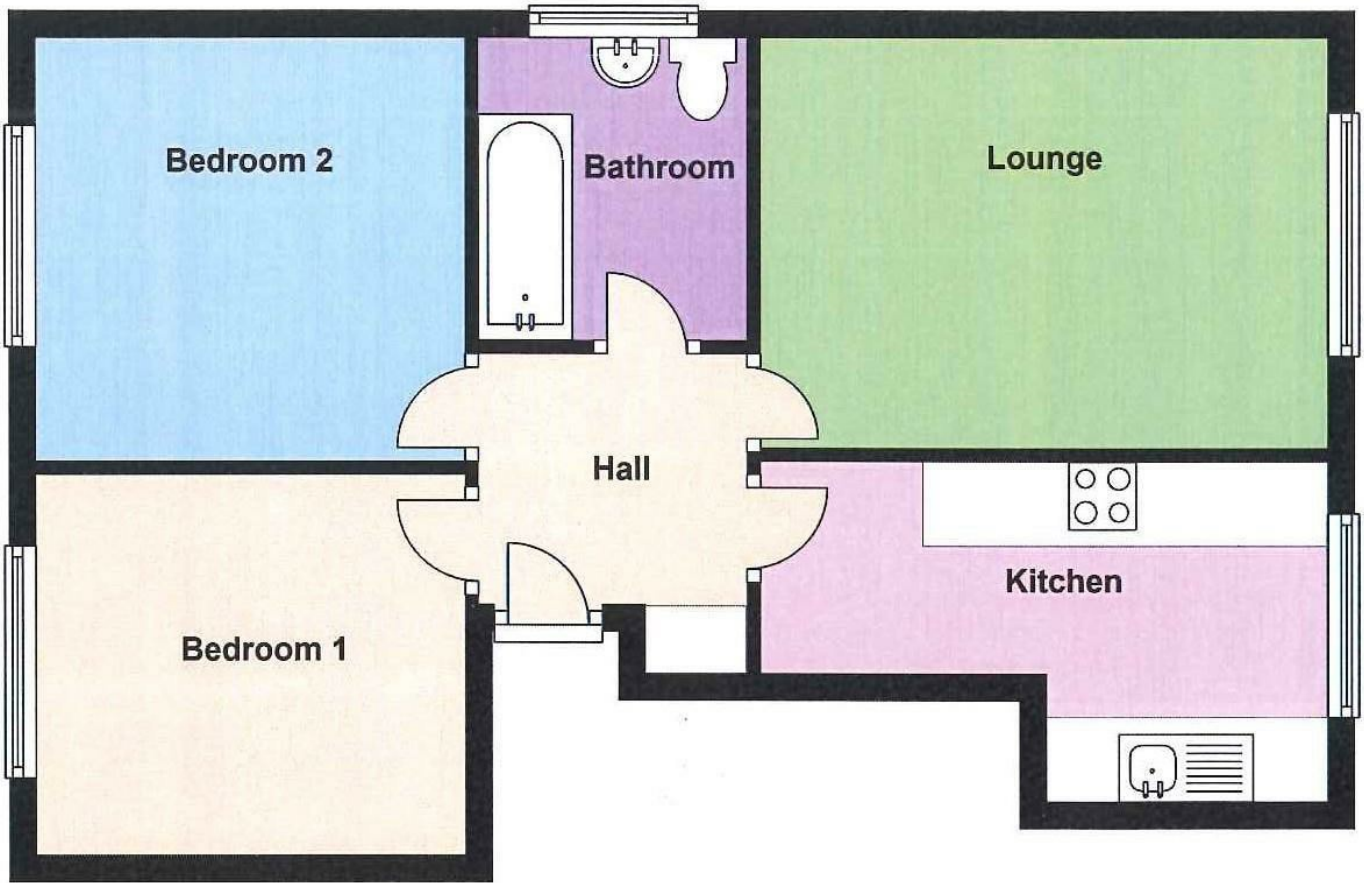
OUTSIDE

Parking space and communal gardens.

TENURE

Leasehold. Balance of 189 Lease from 1976. Current service charge £551 every six months. Building Insurance approximately £248.00 per annum (2024) Council tax band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(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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