



MARVINS
ESTATE AGENTS



GURNARD PINES COCKLETON LANE, COWES, PO31 8RN

PRICE £65,000

This newly refurbished two bedroom holiday chalet is located within the popular Gurnard Holiday Village and is a short walk to Gurnard beach. The accommodation comprises Open plan living/dining/kitchen area, Bathroom and two Bedrooms. It also benefits from double glazing and gas fired central heating. The property is being offered chain free and would make a super lock up and leave holiday home.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
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Double glazed entrance door into:

KITCHEN/LIVING ROOM

16'3 x 14'10 (4.95m x 4.52m)

Double glazed window to front. Kitchen area comprising a range of modern dark blue floor and wall units with worktops over. Integral gas hob, electric oven and extractor fan over. Sink and drainer with chrome mixer tap over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge/freezer. Separate island unit. Wood effect porcelain flooring. Two radiators. Door to:

INNER HALL

Doors off to:

BATHROOM

5'3 x 6'4 (1.60m x 1.93m)

Frosted double glazed window to side. Modern white suite comprising panelled bath with chrome taps and separated shower attachment over. Glass shower screen. Vanity unit with washbasin and cupboard storage under. Low level WC. White electric towel rail. Tiled walls. Wood effect porcelain flooring.

BEDROOM ONE

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

Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM TWO

8' x 7'11 (2.44m x 2.41m)

Double glazed window to rear. Carpeted flooring. Radiator.

TENURE

Council Tax Band A

Leasehold Balance of a 99 year lease from 1 October 2000

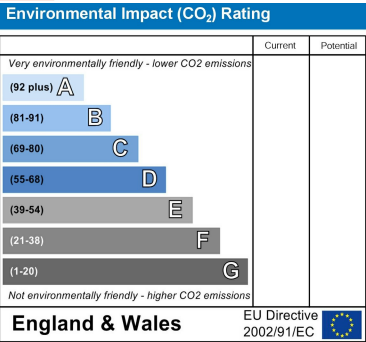
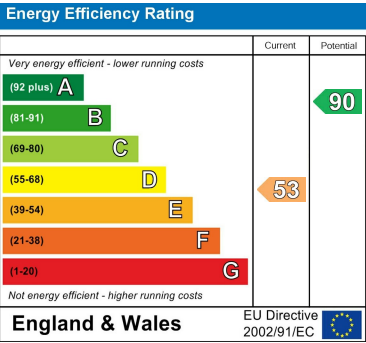
Ground Rent including service charge 1/10/24 - 30/9/25
£2732.17



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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