



**MARVINS**  
ESTATE AGENTS



## 47 BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT

**PRICE £142,000**

A truly impressive first level apartment situated on Cowes seafront, with a sylvan outlook to the rear. This apartment has been totally refurbished to offer luxury living space, incorporating an immaculate modern fitted kitchen, comfortable bathroom and double bedroom. This home would suit as either a lock up and go holiday home or full time retirement residence. Guest Suite available within this development. **VIEWING IS HIGHLY RECOMMENDED.**

### COWES OFFICE

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

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)



Communal Entrance with lift and staircase to First Floor.

First Floor with Entrance Door to:

#### ENTRANCE HALL

Security entry control. Built in cupboard with new consumer unit and instant hot water heater, connected directly to mains.

#### LOUNGE/DINING AREA

17'6" x 10'2" (5.33m x 3.10m)

Wi-Fi controlled wall mounted heater. Ample electrical sockets. Double glazed window. Two wall mounted lights. Attractive sylvan outlook to garden. Opening to:

#### KITCHEN

7' x 7'5" (2.13m x 2.26m)

Newly fitted kitchen with a range of modern flush white floor and wall soft closing cupboards with worktops over. Stainless steel sink with chrome mixer tap over. Miele integral electric oven with Miele induction hob over. Miele dishwasher. Miele fridge/freezer. Inset chrome spotlights. Vinyl click flooring. Double glazed window.

#### BEDROOM

14'4" x 8'8" (4.37m x 2.64m)

Built in wardrobe cupboard. Two wall mounted lights. Double glazed window overlooking the gardens.

#### BATHROOM

6'11 x 5'06 (2.11m x 1.68m)

Panelled bath with Triton electric shower over. Vanity wash basin with built in storage cupboard under. Low level WC. Extractor fan. Heated towel rail. Heatwarm electric wall heater. Fully tiled walls.

#### TENURE

Balance of 125 year lease from 1989. 91 years remaining. Service charge of £3087.24 per annum. Ground rent paid half yearly £261.69.

#### COUNCIL TAX

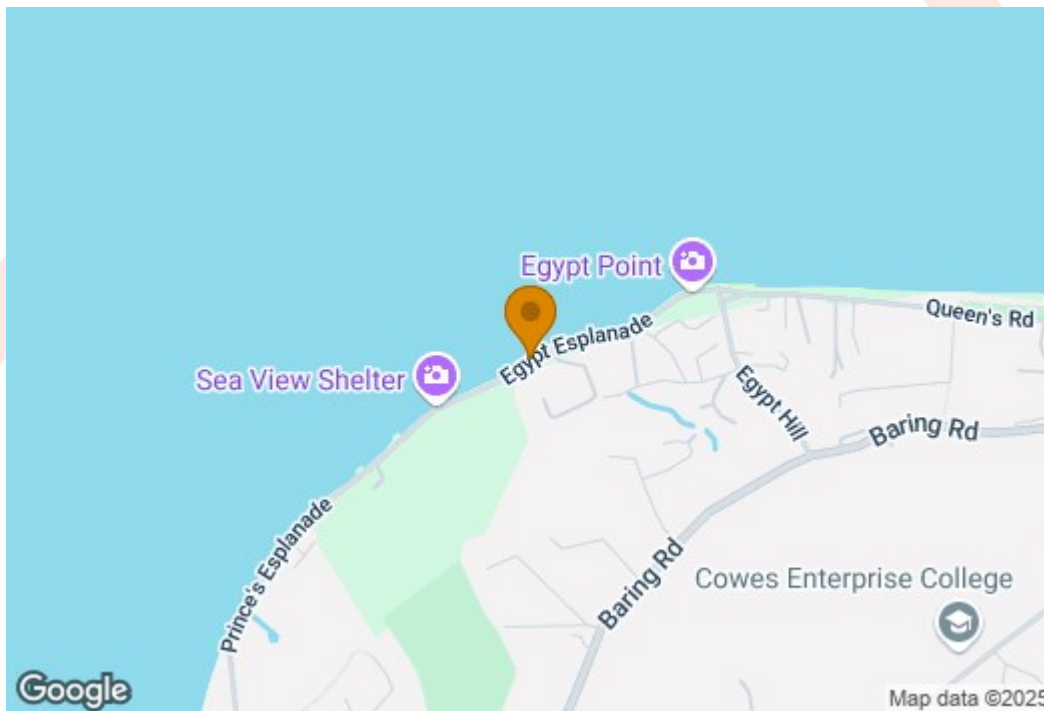
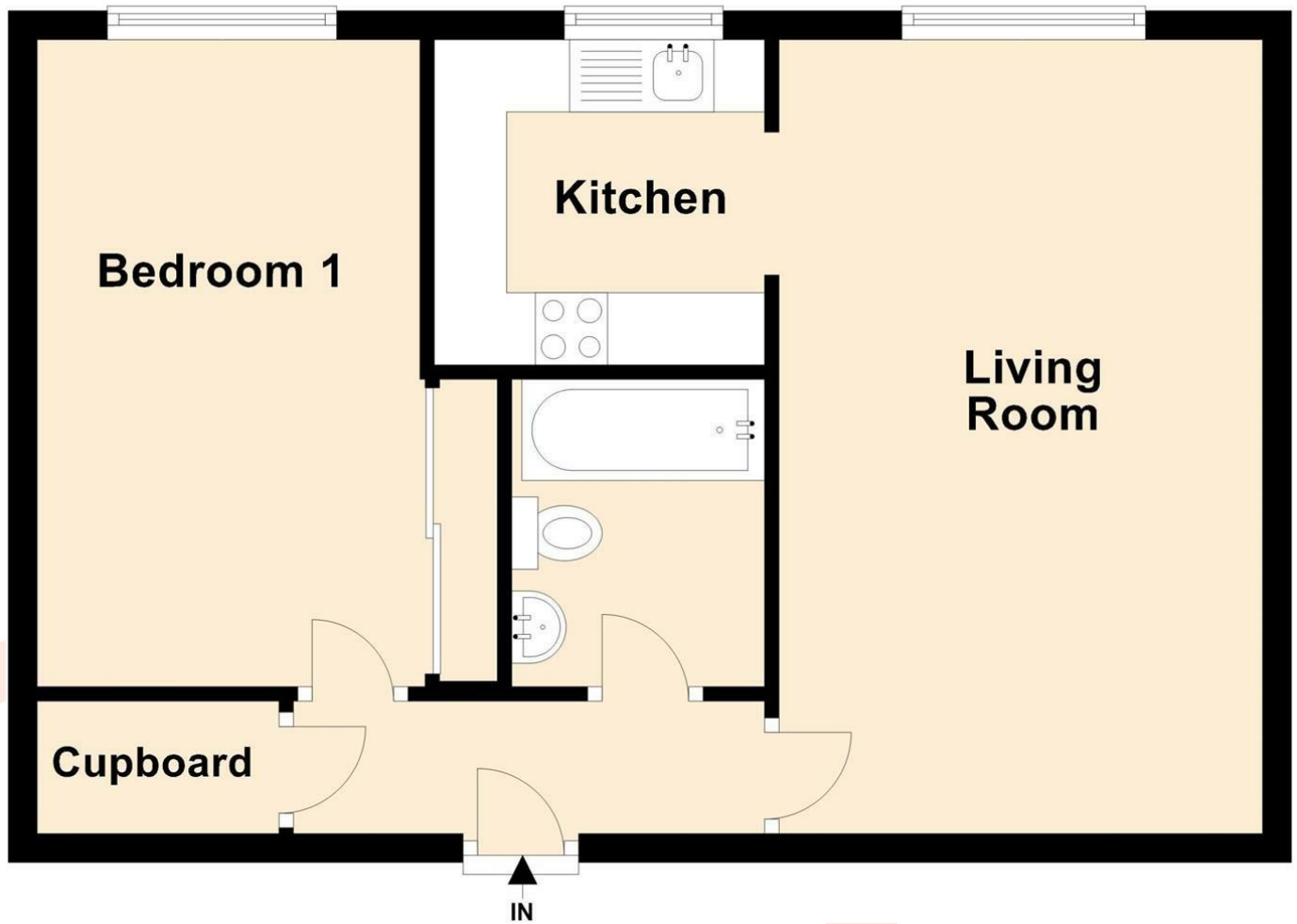
Band C







# Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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