



**MARVINS**  
ESTATE AGENTS



## 6 ADMIRAL GARDENS, COWES, PO31 7XE

PRICE £330,000

Most comfortable first floor three bedroom apartment in a purpose built residence enjoying a very bright and interesting aspect with balcony and harbour views. Located just a stones throw from Cowes Town Centre with its shops, sailing facilities and high speed ferry connection to the mainland. The accommodation includes the master bedroom having an en-suite Bathroom room, further family bathroom, Lounge/Diner and Kitchen. There is gas central heating and double glazing installed. The property benefits from allocated under croft parking space. Early viewing is highly recommended.

### COWES OFFICE

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## 6 ADMIRAL GARDENS, COWES, ISLE OF WIGHT PO31 7XE

Security Entrance Door. Lift and stairs to First Floor off.

Entrance Door to:

### SPACIOUS ENTRANCE HALL

Large built in storage cupboard. Radiator. Entry phone control.

### LOUNGE

21' x 9'10" widening to 17'10" (6.40m x 3.00m widening to 5.44m )

in to double glazed bay window with harbour and solent views. Double doors to Kitchen. Two radiators. Television point. Large double glazed sliding patio door to:

### BALCONY

Further solent and harbour views.

### KITCHEN

12'3" x 7'11" (3.73m x 2.41m)

Range of fitted modern floor and wall cupboards with bevel edged work tops. Inset sink unit with mixer tap over. Gas hob and electric cooker. Built in microwave. Integrated fridge/freezer. Cupboard housing Vaillant gas boiler supplying central heating and domestic hot water. Double glazed window. Integrated dishwasher. Plumbing for washing machine.

### BEDROOM ONE

12'11" excluding wardrobe space x 9'6" (3.94m

excluding wardrobe space x 2.90m)

Built in wardrobe cupboards and shelving. Double glazed window. Radiator.

### EN-SUITE BATHROOM

Panelled bath with mixer tap and shower over. Vanity wash basin. Low level WC with concealed cistern. Towel rail/radiator. Shaver point. Large feature mirror. Part tiled walls.

### BEDROOM TWO

11'2" x 9'1" (3.40m x 2.77m)

Fitted cupboards and over bed storage units. Radiator. Double glazed window.

### BEDROOM THREE

7'11" x 12'2" in to bay (2.41m x 3.71m in to bay)

Radiator. Double glazed window.

### BATHROOM

Panelled bath with mixer tap and shower attachment over. Vanity wash basin. Low level WC with concealed cistern. Large feature mirror. Towel rail/radiator. Shaver point.

### TENURE

Leasehold with share of Freehold. No ground rent collected.

Balance of a 999 Year Lease from 1991.

2025 Maintenance charge Approximately £3530.04 PA

No pets allowed.

### COUNCIL TAX BAND

Band E









## 6 Admiral Gardens



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	84	85
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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