



MARVINS
ESTATE AGENTS



84 MEDINA VIEW, EAST COWES, PO32 6SU £229,950

Hurry to view this superb apartment set within Medina View, a sought waterfront complex adjacent the Marina and with super River Medina Views. Links to Red Funnel are close-by.

The Apartment is on the first floor (there is lift access) and enjoys two Bedrooms, the master with en-suite, along with a Lounge and Kitchen. The Lounge and Bedrooms enjoy an aspect towards the River Medina. The current owner has in recent times upgraded the Kitchen, Bathroom and en-suite with stylish and contemporary fittings.

Pets are acceptable - subject to permission from the Managing Agent. There is also an on-site Gym for the more actively minded residents.

This apartment really is a must-see and we encourage you to arrange a viewing at your earliest convenience.

COWES OFFICE

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LOUNGE

11'1" x 14'10" (3.38m x 4.52m)

Front aspect towards the River Medina. Radiator.

KITCHEN

10'10" x 6'4" (3.30m x 1.93m)

A super, recently upgraded Kitchen finished with a range of stylish, contemporary units, complementary worktops and integrated appliances: Dishwasher, Washer/Dryer and Fridge/Freezer, built-in Oven, Hob and Extractor. Concealed lighting. Window to Lounge for extra light.

BEDROOM ONE

11'2" x 14'10" max (3.40m x 4.52m max)

Front aspect with views towards the River Medina. Built in wardrobes. Radiator.

EN-SUITE

Recently upgraded. This stylish suite includes Shower cubicle, inset handbasin to vanity units, WC. Heated towel rail.

BEDROOM TWO

10'4" x 14'2" (3.15m x 4.32m)

Front aspect towards the River Medina. Built in wardrobes. Radiator.

BATHROOM

Currently arranged as a Shower room. Recently upgraded. Stylish, contemporary design including Shower cubicle, handbasin set within a vanity units, WC. Heated towel rail.

TENURE

This property is Leasehold. Balance of 999 years from 21st December 2000.

Service charge approximately £2520.00 per annum

Ground Rent approximately £179.10 per annum

Pets by consent.

Council tax band B

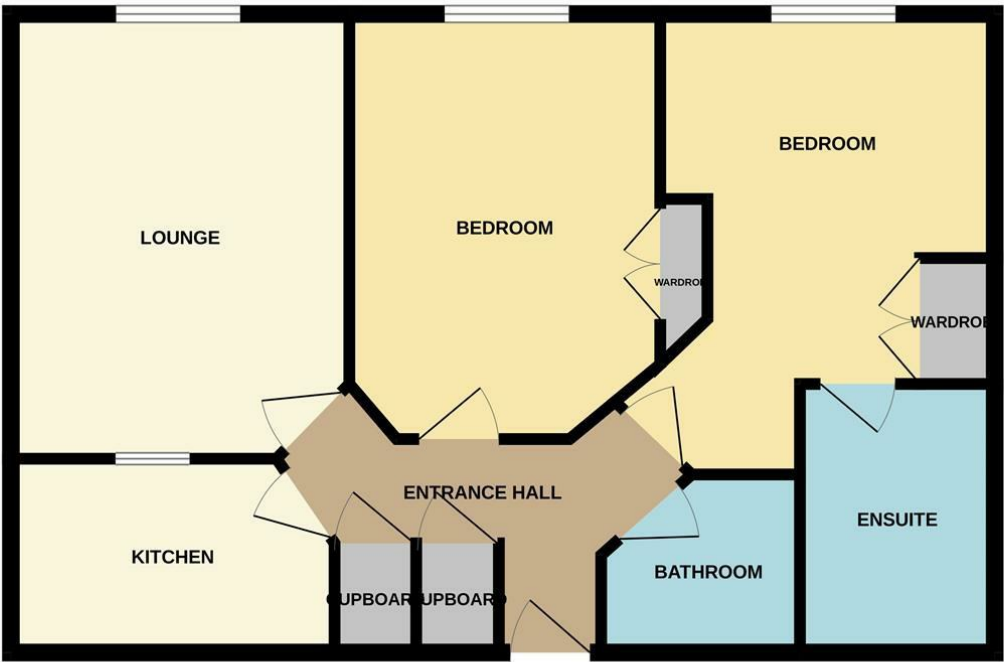
OUTSIDE

There is an allocated car parking space and well as plenty of visitor parking. Located within the complex is a Gym for residents use.

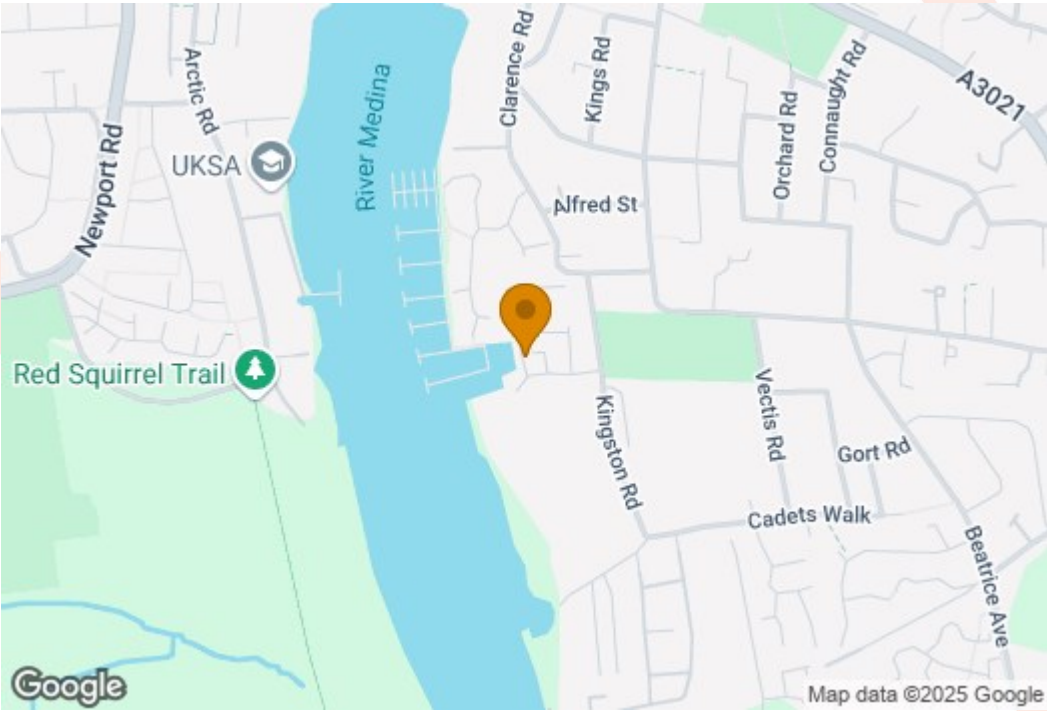




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(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 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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