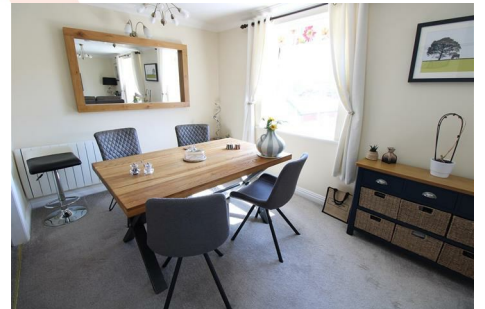




MARVINS
ESTATE AGENTS



11 RALEIGH HOUSE MEDINA GARDENS, COWES, PO31 7AZ **£450,000**

Situated in the centre of Cowes, this contemporary apartment offers a splendid opportunity for those seeking a modern living space with fine harbour views. Boasting four spacious bedrooms, this property is perfect for those who desire extra room for guests or a home office. The apartment's design reflects a stylish and modern aesthetic, ensuring a comfortable and inviting atmosphere. Large windows allow natural light to flood the living areas, enhancing the sense of space. In addition to its impressive interior, the property comes with allocated parking, a valuable feature in this sought-after location. Residents will appreciate the convenience of having their own designated space, making it easy to come and go as they please. Medina Gardens is ideally situated, offering easy access to local amenities, shops and the vibrant community of Cowes. Whether you are drawn to the area for its rich maritime history or the beautiful coastal scenery, this apartment is a perfect base for enjoying all that Cowes has to offer.

In summary, this four-bedroom contemporary apartment in Medina Gardens offers modern living with views and practical conveniences. It presents an excellent opportunity for anyone looking to embrace a lifestyle by the sea.

11 RALEIGH HOUSE MEDINA GARDENS, COWES, ISLE OF WIGHT PO31 7AZ

Security entrance door, lift and stairs to first floor.
Entrance door to Apartment 11.

SPACIOUS ENTRANCE HALL

Electric radiator. Large walk in storage cupboard. Built in airing cupboard housing hot water tank.

LOUNGE/DINER

24'10 x 14'4 into bay window (11'2) (7.57m x 4.37m into bay window (3.40m))

Double glazed bay window with views across the harbour. Two modern electric radiators. Large square opening to:

KITCHEN

9'10 x 8'11 (3.00m x 2.72m)

Fitted with a range of modern floor and wall cupboards with bevel edged worktops over. Stainless steel sink with mixer tap over. Integrated dishwasher and washing machine. Ceramic electric hob with stainless steel extractor canopy over. Built in microwave oven with electric oven below. American Samsung fridge freezer.

BEDROOM ONE

14'9 x 11'1 (4.50m x 3.38m)

Double glazed window. Electric heater. Door to:

ENSUITE SHOWER ROOM

Completely refurbished by the current owner. Large shower cubicle with glazed screen. WC with concealed cistern. Vanity washbasin. Towel rail/radiator. Mirror with surround lighting.

BEDROOM TWO

10'5 x 9'3 (3.18m x 2.82m)

Double glazed window. Electric heater.

BEDROOM THREE

9'9 x 9'8 (2.97m x 2.95m)

Double glazed window. Electric heater.

BEDROOM FOUR

7'1 x 11'9 max (2.16m x 3.58m max)

Double glazed bay window. Electric heater.

FAMILY BATHROOM

Suite comprising panelled spa bath with mixer tap and shower attachment. Vanity washbasin. Low level WC with concealed cistern. Towel rail/radiator. Duplex wall heater.

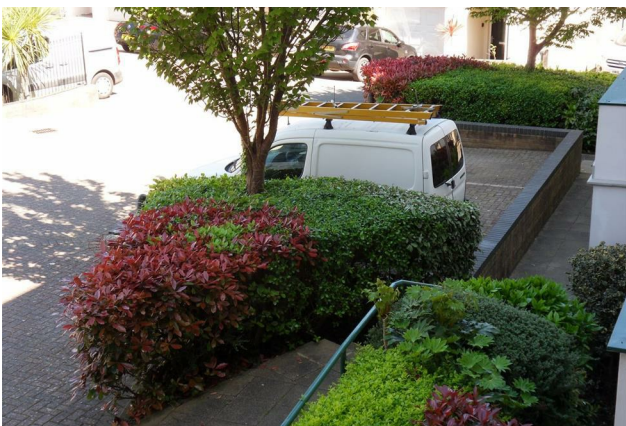
OUTSIDE

Allocated parking space. Communal gardens. Bike storage area.

TENURE

Leasehold with share of Freehold. Current maintenance approximately £2000 per annum.
Council Tax Band E

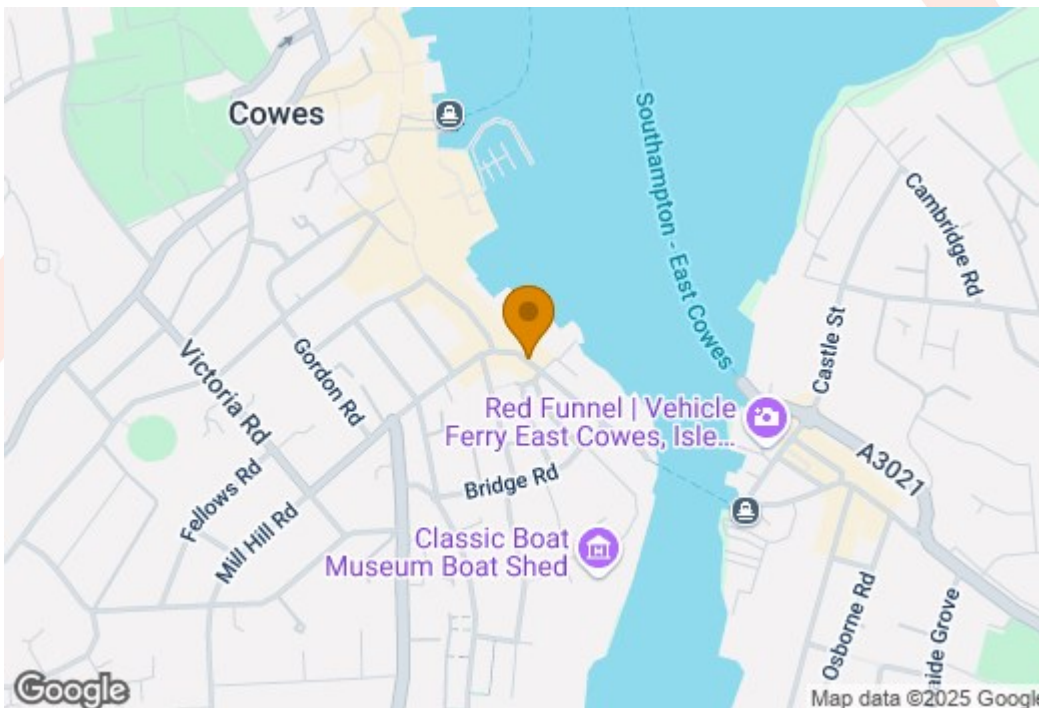




GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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