



MARVINS
ESTATE AGENTS



6 BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT

ASKING PRICE £235,000

Seafront garden level retirement apartment with panoramic Solent views over the busy Solent. Offering two bedrooms, one of which has an en-suite bathroom. There is also a separate shower room. Electric heating was upgraded a couple of years ago along with new flooring throughout. Briary Court is a purpose built retirement development and surrounding the property are communal gardens and this apartment enjoys its own garage. Within Briary Court there is a heated indoor swimming pool, residents lounge, laundry room and guest suite. Viewing of this front row home is highly recommended.

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6 BRIARY COURT EGYPT ESPLANADE, COWES, ISLE OF WIGHT PO31 8BT

LOUNGE/DINER

14'10" x 11'6" (4.52m x 3.51m)

A bright dual purpose reception with sea facing views and french style doors out on to the communal gardens.

KITCHEN

7'10" x 5'10" (2.39m x 1.78m)

Equipped with plenty of storage units and contrasting counter top. Inset with freestanding electric cooker. Space for an upright fridge freezer.

HALL

Accommodation off. A large airing cupboard with water cylinder and fuse boxes etc.

SHOWER ROOM

Fitted with a corner shower cubicle and electric shower, WC and basin. Extractor.

BEDROOM ONE

14'1" x 8'10" (4.29m x 2.69m)

Large double bedroom with a view of the sea. Built in wardrobe cupboard.

EN-SUITE

A modern fitted bathroom suite including panelled bath with shower over, vanity sink and WC. Extractor. Heated towel rail.

BEDROOM TWO

12'6" x 7'7" (3.81m x 2.31m)

A second double bedroom with sea views. Large built in wardrobe for storage.

OUTSIDE

Garage located in block near by.

TENURE

Council Tax Band E. Leasehold. 125 Years from 1989. Service charge approximately £5,000 PA. Ground Rent Approx £575.70 PA.



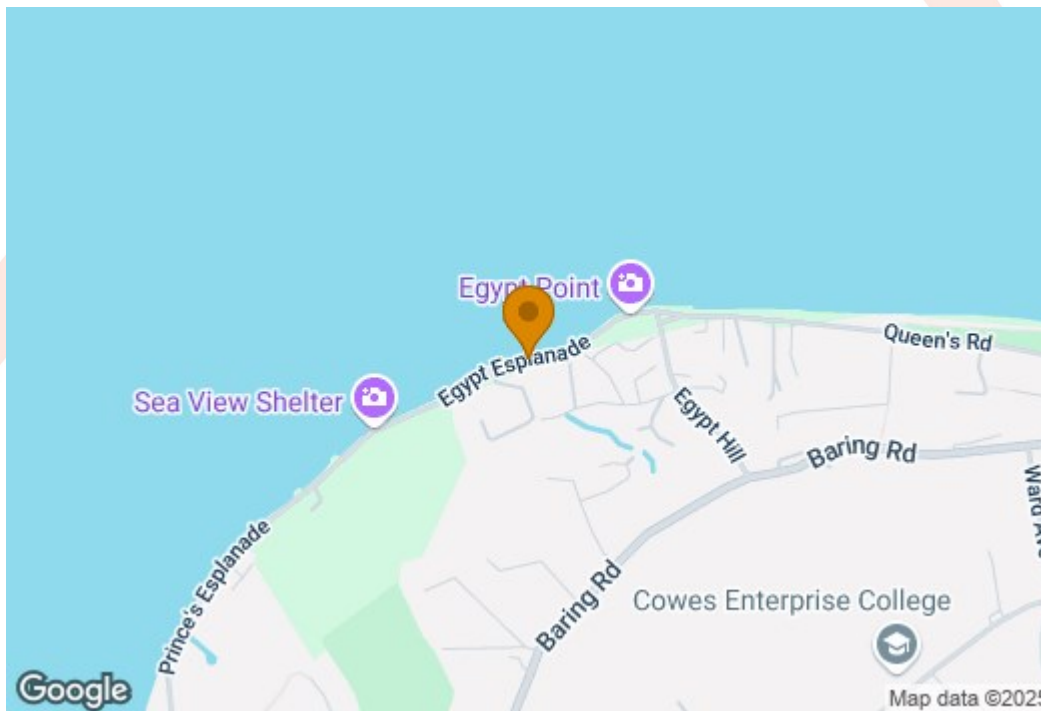


Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	72
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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