



**MARVINS**  
ESTATE AGENTS



## FLAT 2, 8E CONSORT ROAD, COWES, PO31 7SQ

### ASKING PRICE £185,000

This beautifully presented ground floor apartment is situated in the heart of Cowes town with its vibrant high street, shops, restaurants and high speed passenger service to Southampton.

The accommodation comprises a light airy lounge to the front, with kitchen, bathroom and bedroom to the rear. It benefits from its own private patio and garden to the side and rear. It is fully double glazed and centrally heated.

Offered chain free, this could be an excellent full time home or lock up and leave second property.  
**VIEWING BY APPOINTMENT.**

#### 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)



### ENTRANCE HALL

Entry door system. Large built in storage cupboard. Doors to:

### LOUNGE

13'4 x 14'5 (4.06m x 4.39m)

Two double glazed windows to front. Double glazed door to side and rear gardens. Radiator. Laminate wood effect flooring.

### KITCHEN

9'10 x 7'3 (3.00m x 2.21m)

Double glazed window to side. Fitted with a range of floor and wall cupboards with worktops over. Integral gas hob with extractor fan over and electric fan oven below. Sink with drainer and chrome mixer tap. Tiled splashbacks. Integral washing machine. Space for fridge freezer. Radiator. Wall mounted Vaillant boiler. Tiled flooring.

### BATHROOM

6'6 max x 6'10 (1.98m max x 2.08m)

Double glazed window to side. White suite comprising panelled bath with chrome mixer tap and separate chrome shower attachment over and glass screen. Pedestal washbasin with chrome taps. Low level WC. Partly tiled walls. Radiator. Tiled flooring.

### BEDROOM

9'1 x 13'4 (2.77m x 4.06m)

Double glazed window to rear. Radiator. Laminate wood effect flooring.

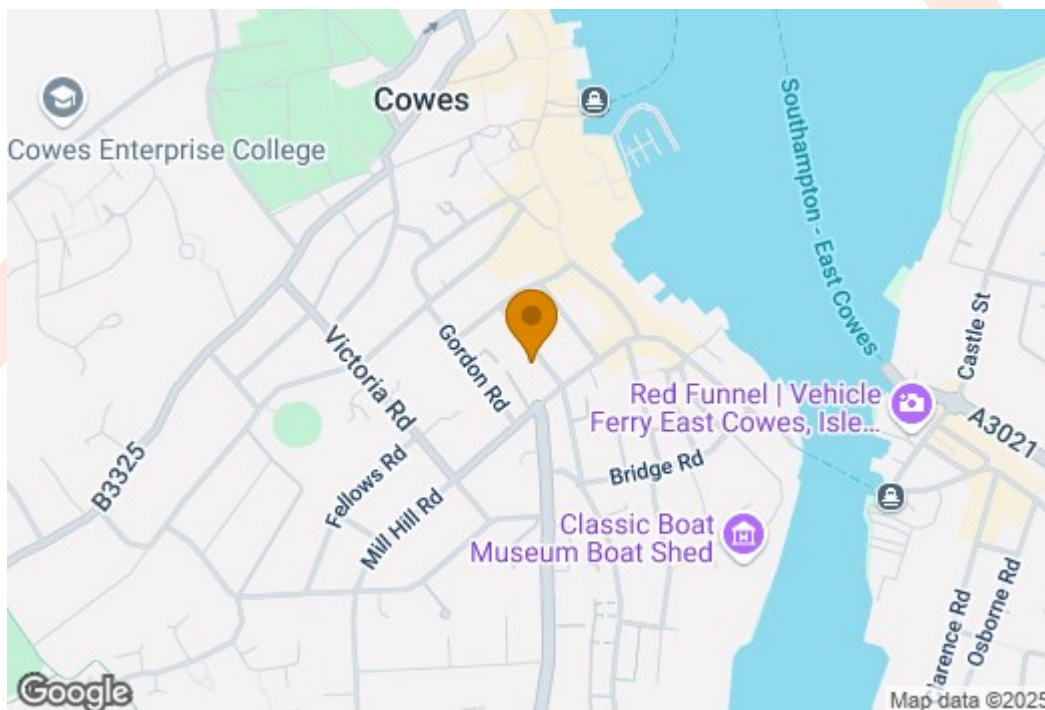
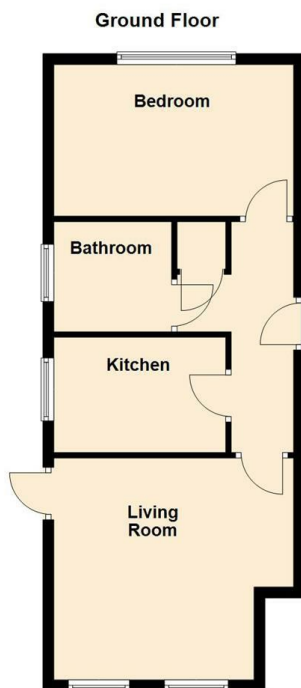
### OUTSIDE

Paved area to side, accessed from lounge, with gated access to street. Large paved terrace to the rear with steps leading up to enclosed lawn area.

### TENURE

This property is Leasehold. 999 years from 1st January 2007. Maintenance charge including Building Insurance £1000 PA. Ground rent £50 PA. Council Tax Band A  
Total floor area 49 square metres





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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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