



**MARVINS**  
ESTATE AGENTS



## 91 GURNARD PINES COCKLETON LANE, COWES, PO31 8RQ

**ASKING PRICE £65,000**

Located in popular Gurnard Pines holiday village, this two bedroom chalet offers comfortable accommodation and is offered for sale fully furnished. The property benefits from double glazing, has a Kitchen/Lounge area and Bathroom. The property is being offered chain free. Viewing is by appointment.

### COWES OFFICE

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Double glazed Entrance Door to:

**KITCHEN/LIVING ROOM**

16'3" x 13'10" (4.95m x 4.22m)

Large double glazed bay window to front. Range of fitted floor and wall cupboards with work top over. Large central breakfast bar with storage below. Inset stainless steel sink unit. Electric cooker point. Stainless steel extractor hood over cooking area. Wall mounted gas boiler providing domestic hot water. Door to:

Inner Hall

**BEDROOM TWO**

7'10" x 7'11" (2.39m x 2.41m)

Double glazed window. Over bed storage cupboards.

**BEDROOM ONE**

7'10" x 10'11" (2.39m x 3.33m)

Double glazed window.

**BATHROOM**

Panelled bath with mixer tap and shower attachment over. Low level WC and pedestal wash basin. Double glazed window. Tiled floor.

**TENURE**

This property is leasehold. 115 years remaining from 1/1/2016

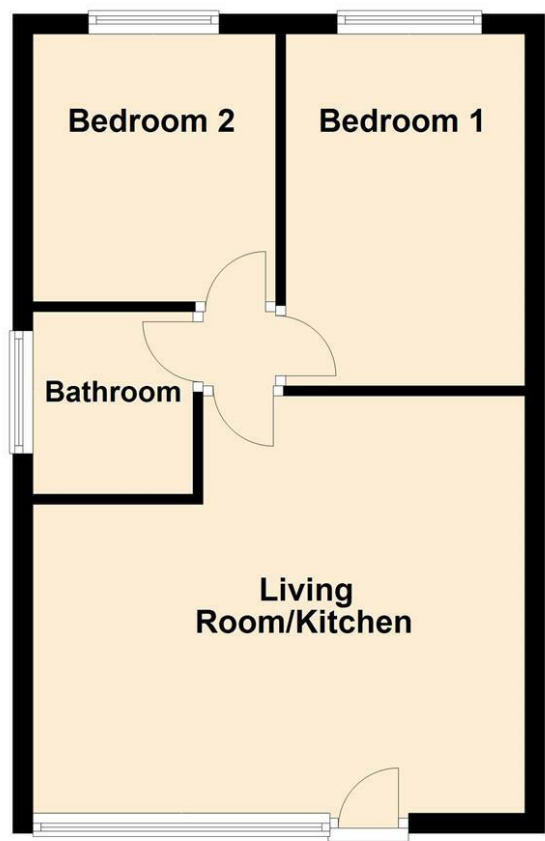
Ground Rent includes service charge £2284.08

Increasing by RPI every 3 Years

Council tax band A



Ground Floor



Total area: approx. 38.0 sq. metres (409.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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