

7 Cordelia Gardens, Cowes, PO31 7GB

Asking Price £875,000

EPC Rating: A Council Tax Band: E

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



A stunning modern home of exceptional energy performance, luxury and flexibility.

Built just four years ago and extending to approximately 2939 sq. ft, this beautifully designed home is one of the most impressive and energy-efficient properties in the area. Tucked away within a secluded, gated plot, it combines contemporary architecture with thoughtful interior design, outstanding sustainability features and superb versatility for modern living.

Call or WhatsApp: 01983 642622
office@elliottlincoln.co.uk
www.elliottlincoln.co.uk

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Ground Floor

Floor area 151.0 sq.m. (1,625 sq.ft.)

First Floor

Floor area 122.3 sq.m. (1,316 sq.ft.)

Total floor area: 273.2 sq.m. (2,941 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	98
(81-91) B			
(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	