

55 The Green, Cowes, PO31 8HD

Guide Price £149,950

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McCarthy & BOOKER

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NEW PRICE CHAIN FREE ~ Two bedroom apartment ~ Excellent investment property ~ Sitting room with BALCONY ~ GARAGE & PARKING ~ Easy walk into central Cowes











A purpose built apartment with garage and parking

This bright and comfortable two-bedroom apartment has a particularly good combination of sea views, outdoor space and storage. The balcony, two double bedrooms and peaceful setting make it an appealing home, Island base or investment property. The secure entry phone system provides access to the communal entrance, with stairs leading to the second floor.

Interior

Located within a residential area, this appealing apartment offers light, comfortable and well-planned accommodation, with the added benefit of pleasant views from both sides of the property. The position is particularly peaceful, whilst still being conveniently placed for enjoying all that Cowes has to offer.

Inside, the hallway immediately gives a sense of the apartment's practical layout, with three exceptionally useful double cupboards providing masses of storage. One of these houses the Megaflo hot water cylinder, leaving the remaining cupboards available for household storage, coats and everyday essentials.

The sitting room is a particularly bright and sunny space with sliding patio doors opening onto the balcony. With its tiled floor and views across the surrounding residential area of Cowes, the balcony provides a lovely extension to the living space and a pleasant spot to sit and enjoy the sunshine. An electric fireplace creates a cosy focal point within the room.

The kitchen is well equipped for its size with contemporary charcoal grey units, good work surfaces and an integrated oven with four-zone hob. Included is a washing machine together, tall fridge freezer and table top dishwasher. A section of the worktop has been cleverly designed to double as a breakfast bar with useful additional storage beneath.

Both double bedrooms enjoy views towards the sea, a lovely feature which adds to the appeal of the apartment. The principal bedroom also benefits from a built-in wardrobe, while the second bedroom provides excellent flexibility as a guest room, home office or additional living space.

The contemporary bathroom, finished in charcoal grey tones, is fitted with a P-shaped bath and overhead shower, WC and wash basin set within a useful vanity unit, together with a heated towel rail.

Exterior

There is parking in front of the designated garage which is within a block close to the main building and could also be used for further storage.

Cowes

The Green is situated within the residential area of Cowes, a short distance from the town and its excellent selection of independent shops, cafés, restaurants and bars. Cowes is internationally renowned for sailing and offers a wonderful waterfront lifestyle, with the Solent providing a constant backdrop to life in the town. The Red Jet passenger service provides a fast and convenient link across the Solent to Southampton, making Cowes an equally attractive place from which to enjoy Island life or commute to the mainland.

Further Information

Tenure: Leasehold 144 years remaining
Maintenance charge £200 per quarter
EPC: D
Council tax band: B
Double glazed throughout
Mains electricity, water and sewerage
Electric storage heaters
Broadband max predicted: Download/Upload 900 mbps
No pets or holiday letting





Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

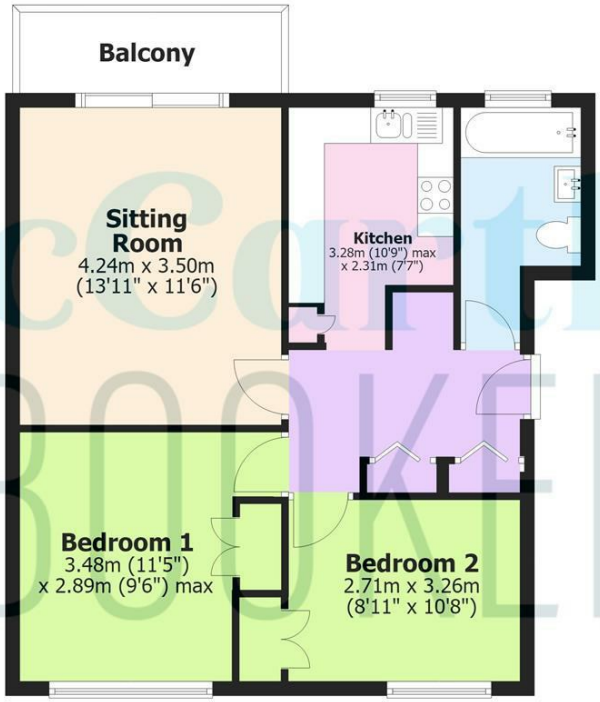
Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Flat

Approx. 56.2 sq. metres (604.6 sq. feet)
(excluding Balcony)



Total area: approx. 56.2 sq. metres (604.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group
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