



**Mill Hill Road**  
**Cowes**  
**£135,000**



Lancasters

A CHAIN FREE purpose built, ground floor apartment - 2 Bedrooms, gas centrally heated and double glazed. In need of some modernisation the property would be an fantastic BTL or FTB. Just a short walk from town and the Redjet. Use of communal gardens.



## 2 Bedroom Ground Floor Apartment

### Entrance

A communal entrance with buzzer entry.

### Lounge/Diner/Kitchen

20' 8" x 10' 6" (6.3m x 3.19m) max

A multi-use reception, with an L-shape arranged kitchen, floor and wall mounted storage units. Integrated hob and cooker, space and plumbing for additional white goods. Gas boiler. Dual aspect windows.

### Bedroom 1

11' 6" x 8' 4" (3.5m x 2.54m)

A front aspect double bedroom.

### Bedroom 2

14' 4" x 6' 7" (4.38m x 2.0m)

A rear aspect bedroom. Large built in cupboard.

### Bathroom

Large shower enclosure, w/c and basin.

### Outside

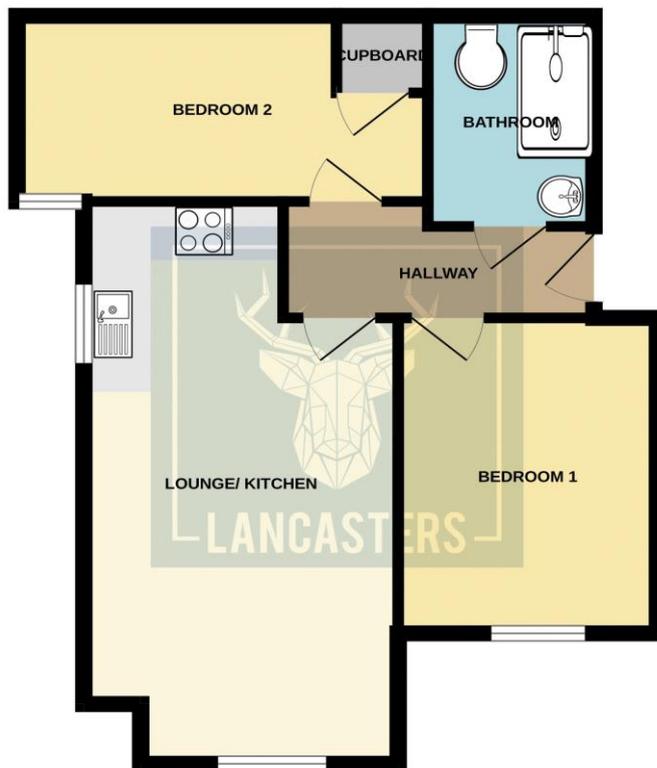
The property enjoys the use of communal gardens to rear of the building. Clothes drying area.

### Tenure

Leasehold. The property will be issued with a new lease of 170 years on completion of a sale. Annual costs are £558 per annum for maintenance. The Lease states that ground rent is £150 per annum. This will be reduced to a peppercorn (effectively nil) after the lease extension completes. In terms of service charge, 1 Francesca Court is billed £279.00 every 6 months.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Leasehold  
Council: B  
EPC: C



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.