Flat 1, Egypt Reach 33 Baring Road, Cowes, Isle of Wight, PO31 8DQ

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McCarthy & BOOKER

# Flat 1, Egypt Reach 33 Baring Road, Cowes, Isle of Wight, PO31 8DQ

## Guide Price

***360 VIRTUAL TOUR AVAILABLE***This immaculate duplex apartment is within a desirable location in Cowes and has much to offer including two double bedrooms, large living area, fabulous kitchen, two balconies and a lift within the purpose built complex. A pristine home which is ready to move into and has the added benefits of parking and being chain free.

### Modern duplex apartment with two bedrooms

Nestled in one of Cowes' most coveted neighbourhoods, this stunning duplex apartment is impeccably designed and flooded with natural light, this residence offers a perfect blend of style, comfort, and convenience. This purpose built apartment, with the added benefit of sea glimpses from the first floor, has two bedrooms, two bath/shower rooms, cloakroom, large sitting room, a very well appointed kitchen with double doors onto a private terrace. Allocated parking and being chain free, must be viewed.

### Egypt Reach

A purpose built apartment complex in a desirable area of Cowes, only a short walk to both the seafront and to the High Street. A contemporary building with secure door entry system, allocated parking, two EV chargers and a lift within the main building.

## Interior

From the moment you step inside, the immaculate interior exudes modern elegance. Bright, airy and spacious, every corner of this duplex apartment has been thoughtfully designed.

There is a sleek and stylish kitchen, boasting matt white units, cream quartz work surfaces, and integrated top-of-the-line Siemens appliances including a fridge freezer, microwave, oven, 4 zone hob, and dishwasher. Double doors lead from the kitchen to a private terrace, offering an ideal spot for morning coffee or evening relaxation. On this floor are also a cloakroom and large storage cupboard.

Upstairs, two double bedrooms await. The master suite features two rows of built-in wardrobes and a beautifully appointed ensuite bathroom, providing a private sanctuary for relaxation and rejuvenation.
The apartment further benefits from a separate shower room and a utility room with space and plumbing for a washing machine and tumble dryer, offering practicality and convenience for everyday living.

The spacious 'L' shaped sitting room is perfect for entertaining or unwinding. Sliding doors open onto a balcony, inviting the outdoors in and providing a tranquil retreat to enjoy the fresh sea breeze.

Summary:
This property offers a sanctuary of style and sophistication in one of the Isle of Wight's most sought-after areas with a terrace and balcony providing areas for relaxation and socialising. The contemporary finishes and neutral décor contribute to its modern appeal.

## Exterior

Allocated parking space at the front of the apartments in Baring Road. A private terrace area accessed from the kitchen with space for outside dining and relaxation.

## Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.
Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

## Further Information

Tenure: Share of freehold

EPC: C
Underfloor heating throughout
Electric boiler and electric radiators
2 x EV chargers on site
No holiday letting
Council tax band: G
Pets by permission

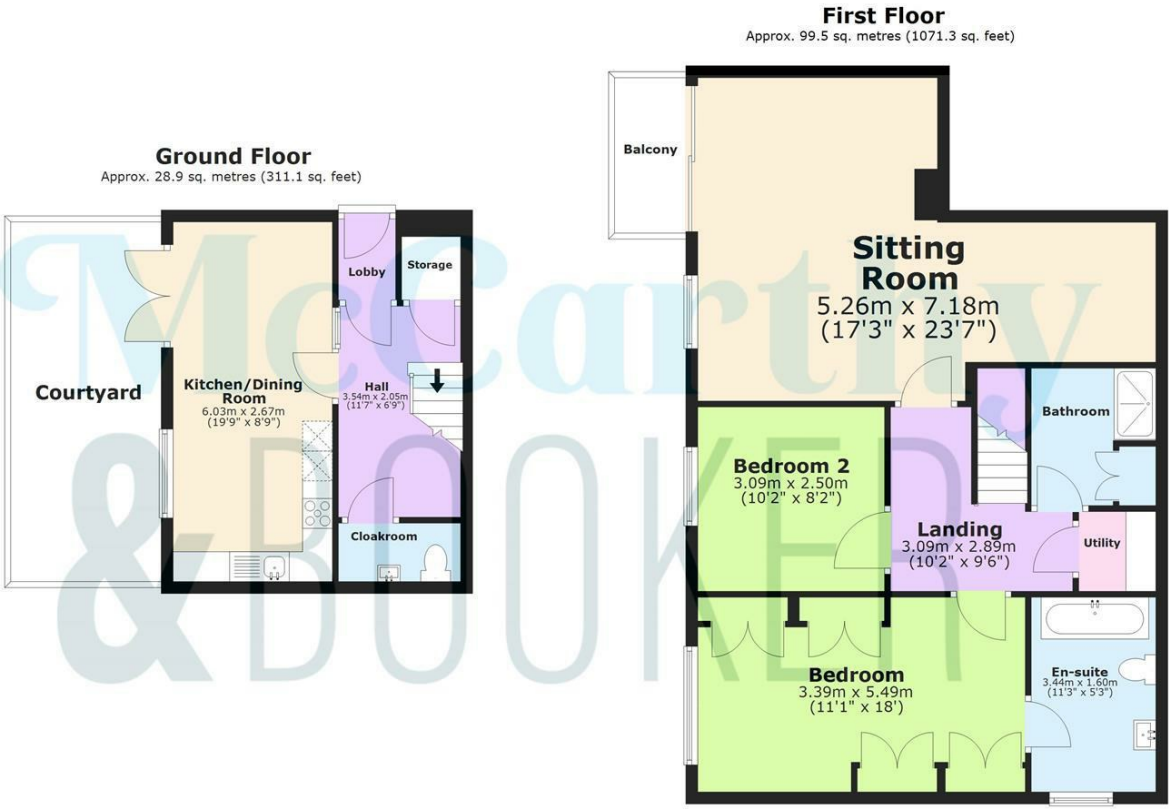
## Viewing

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.




Total area: approx. 128.4 sq. metres (1382.4 sq. feet)

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