



**MARVINS**  
ESTATE AGENTS



## FLAT 17 RALEIGH HOUSE MEDINA GARDENS, COWES, PO31 7AZ

PRICE **£275,000**

A modern and well-presented first floor apartment, ideally located in the heart of Cowes town centre. This spacious property is offered chain-free and would make a superb full-time residence or convenient lock-up-and-go holiday home. This apartment is perfectly based for enjoying all that Cowes has to offer; easy access to the local shops, restaurants, cafes, marina and high speed ferry service to Southampton. The accommodation includes three Bedrooms, an en-suite Shower Room to the main Bedroom, Family Bathroom, a spacious Lounge/Diner, perfect for entertaining and a modern Kitchen.

The property also comes with allocated parking, making it easy to come and go and a valuable feature in this sought after location.

### COWES OFFICE

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## FLAT 17 RALEIGH HOUSE MEDINA GARDENS, COWES, ISLE OF WIGHT PO31 7AZ

Communal Entrance Door with stairs and lifts to upper floors off.

First Floor to Entrance Door to Apartment 17. Entrance Lobby and Door to:

### SPACIOUS ENTRANCE HALL

Dimplex night storage heater. Good size storage cupboard housing hot water tank. Security Entry Phone Control. Double opening doors to:

### LOUNGE/DINER

20'2" x 16'5" max (6.15m x 5.00m max)

Two double glazed windows to front. Two night storage heaters. Television and telephone point. Opening to:

### KITCHEN

8'11" x 10' (2.72m x 3.05m)

Range of fitted floor and wall cupboards with bevel edged worktops over. Inset stainless steel sink unit with mixer tap. Ceramic electric hob with extractor filter over. Built in oven and microwave. Integrated washing machine. Space for an American Style fridge freezer. Double glazed window.

### BEDROOM ONE

13'1" x 12'5" (3.99m x 3.78m)

Electric convector heater. Double glazed window. Door to:

### EN-SUITE SHOWER ROOM

Tiled shower cubicle, vanity wash basin and low level WC with concealed cistern.

### BEDROOM TWO

12'1" x 9' (3.68m x 2.74m)

Electric convector heater. Double glazed window.

### BEDROOM THREE

13'8" x 7' (4.17m x 2.13m)

Electric convector heater. Double glazed window.

### BATHROOM

Panelled spa bath with mixer tap and shower attachment. Vanity wash basin and low level WC with concealed cistern. Heated towel rail/radiator. Dimplex wall heater. Light/shaver point.

### OUTSIDE

Allocated car parking space.

### TENURE

Leasehold with Share of Freehold. Service charge £2000 PA.

Council Tax Band D

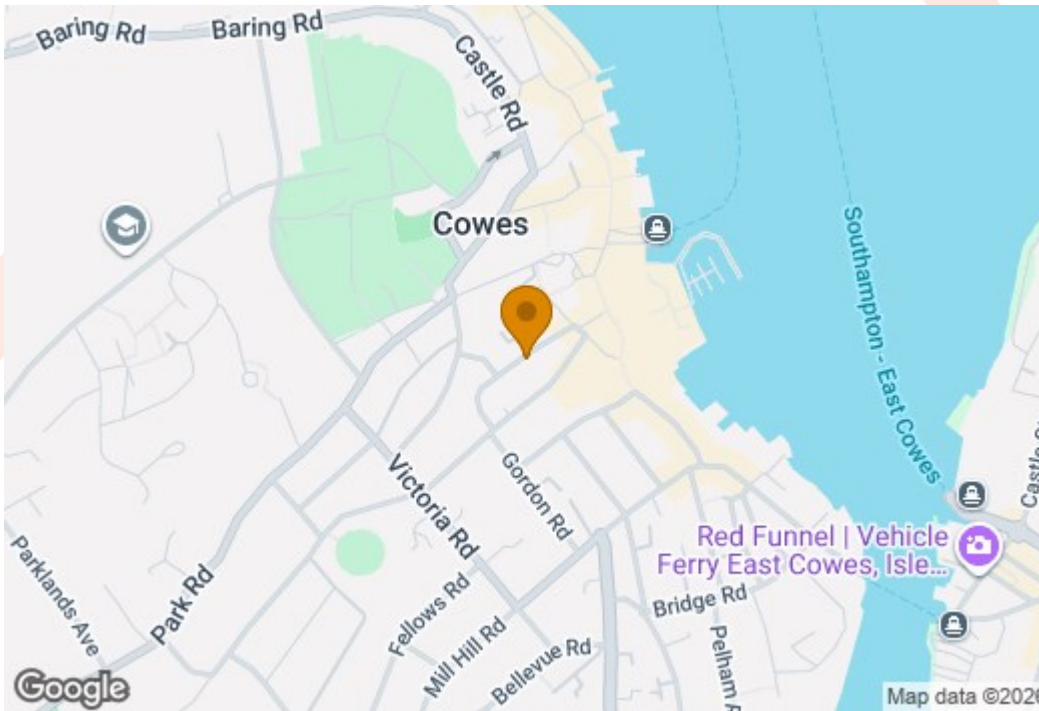




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 81      | 85        |
| 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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