

## East Cowes, Isle of Wight



- **2 Double Bedrooms**
- **Family Bathroom and En-suite Shower**
- **Water Views onto the Medina**
- **Allocated Parking & Communal Gym**
- **Superbly Presented**



## About the property

Stunning Two-Bedroom Apartment with Marina Views – East Cowes

Located in a desirable purpose-built block on the East Cowes Marina, this beautifully presented two-bedroom apartment offers modern living with superb estuary views.

The accommodation is in excellent condition throughout and comprises a spacious lounge filled with natural light, a separate contemporary kitchen, and a stylish family bathroom. Both bedrooms are generously sized doubles, with the principal bedroom further enhanced by a luxury en-suite shower room.

Externally, the property benefits from an allocated parking space and enjoys an enviable position with the marina just around the corner, along with the popular Lifeboat pub and scenic riverside walks on the doorstep.

Perfect for those needing easy access to the mainland, the Red Funnel ferry terminal to Southampton is within close reach, making commuting straightforward.

This apartment combines modern comfort, a sought-after waterfront location, and excellent transport links – an ideal home, investment, or lock-up-and-leave retreat.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Communal Entrance

Stairs or Lift

### FIRST FLOOR

Entrance Hall

Lounge 14'11 x 11'2

Kitchen 10'10 x 6'4

Bedroom 14'11 x 11'2 - En-Suite

Bedroom 14'4 x 10'2

Bathroom

### OUTSIDE

Allocated Parking

Communal Gym

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		