

SPENCE WILLARD



17 Raleigh House, Medina Gardens, Cowes, Isle of Wight

A bright and spacious first-floor apartment situated in the heart of Cowes. This highly convenient home features a well-proportioned interior, lift access, and allocated parking just moments from the marina.

VIEWING

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Situated on the first floor of this well-established central Cowes development, this spacious and naturally light apartment offers well-proportioned accommodation throughout. The property comprises three bedrooms, two bathrooms (one en-suite), a generous open-plan living area, and a separate kitchen. Finished in neutral tones, the apartment benefits from double glazing and electric heating.

Medina Gardens is a sought-after development of apartments and modern townhouses built to a high specification in the heart of Cowes. The property offers excellent convenience, located within a short walk of the marina, local shops, and town amenities. For mainland connections, the Red Jet high-speed passenger service to Southampton is easily accessible and takes approximately 25 minutes.

ACCOMMODATION

COMMUNAL ENTRANCE HALL Video intercom entry system with stairs and lift access to all floors.

APARTMENT ENTRANCE LOBBY Wall hooks providing hanging space.

HALLWAY Spacious hallway with video intercom entry system. Access to all principal reception rooms and bedrooms. Cupboard with storage shelves.

SITTING ROOM & DINING AREA French doors through to a generously proportioned living area benefitting from abundant natural light. Ample space for large dining table. Views over the courtyard.

KITCHEN Comprehensively fitted modern kitchen with a range of wall and base units. Integrated appliances include a dishwasher, washer/ dryer, oven and microwave. Large American-style fridge freezer. Electric hob with extractor over, 1½ sink unit.

MASTER BEDROOM Well-proportioned double bedroom. Ample space for cupboards.

EN-SUITE SHOWER ROOM Enclosed tiled shower, wash hand basin set upon a vanity unit, heated towel rail, WC and wall mounted mirror.

BEDROOM TWO Double bedroom offering partial sea views. Space for cupboards.

BEDROOM THREE Double bedroom, space for cupboards.

BATHROOM Whirlpool style. Wash hand basin set upon a vanity unit, WC, heated towel rail and wall mounted glass mirror.

OUTSIDE Residents benefit from a central courtyard featuring planted borders and lawned gardens. The property includes allocated parking and access to visitor parking.

SERVICES Mains water, electricity & drainage.

TENURE Original 125 year lease with a share of the Freehold.

SERVICE CHARGE £2,600 per annum paid in two instalments. Please note holiday letting and pets are prohibited. Long term residential letting is permitted.

COUNCIL TAX BAND D

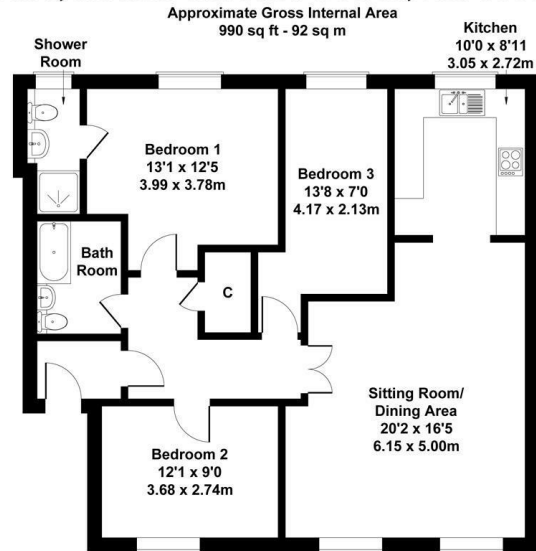
EPC Rating TBC

POSTCODE PO31 7AZ

Viewings Strictly by appointment with the selling agents, Spence Willard.



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GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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