

SPENCE WILLARD



The Penthouse, Lloyds Building, 71 High Street, Cowes, Isle of Wight

A unique penthouse apartment situated in the heart of Cowes incorporating a stunning roof terrace, exceptional sea views and access to a communal waterside garden

VIEWING

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Situated within the impressive former Lloyds Bank building, converted in around 2000, the Penthouse is designed to make the most of its wonderful views and provides versatile accommodation arranged over two floors. A particularly impressive dual-aspect living room provides access to a large, covered balcony which enjoys far-reaching views across the harbour entrance and towards Portsmouth. The first floor also provides a spacious kitchen/dining room with extensive sea views, together with two bedrooms and a bathroom.

Steps from the kitchen lead to a largely glazed garden room providing access to an adjacent roof terrace with truly panoramic Solent views. An adjacent attic room provides the option of occasional bedroom accommodation. There is a useful utility cupboard off the main hallway and a communal waterfront garden shared between the four apartments within the building.

ACCOMMODATION

COMMUNAL ENTRANCE HALL Approached from the High Street through the former bank entrance featuring impressive double doors with carved stone surround. Steps rise to the apartment at first-floor level, with glazed door opening into:

FIRST FLOOR

ENTRANCE HALL With useful utility cupboard incorporating sink unit and space and plumbing for washing machine. Staircase leading to the second floor.

SECOND FLOOR

BEDROOM 2/ STUDY A wide window provides wonderful views over the harbour entrance and the Solent beyond.

KITCHEN A dual-aspect room with extensive sea views towards the Hampshire coast. The kitchen comprises an extensive range of contemporary timber-fronted units with work surfaces together with a range of principally Siemens appliances including oven, hob incorporating electric and gas rings and griddle, extractor hood, fridge/freezer, wine fridge and dishwasher. Wooden Steps lead to the third floor.

LIVING ROOM A particularly spacious dual-aspect room incorporating generous seating and dining areas featuring a fireplace with a limestone surround. French doors open to the rear elevation, providing excellent views over the harbour entrance towards Portsmouth and with access to a large, covered balcony.

BEDROOM 1 A spacious double bedroom fitted with a range of built-in cupboards and drawers with a wash hand basin. Views of the High Street.

BATHROOM Bath with shower over and shower screen, wash basin and WC.

THIRD FLOOR

LANDING Approached via wooden steps.

SUN ROOM A largely glazed room of UPVC construction incorporating double-glazed units and providing exceptional elevated views extending from Southampton Water across towards Portsmouth. Access to under eaves storage.

ROOF TERRACE A truly outstanding, elevated roof terrace with exceptional sea views across The Solent providing a great space for seating and entertaining.

LOFT ROOM A charming attic room with exposed timbers and a sloping pitched ceiling providing a maximum height of approximately 5'9". Velux windows.

OUTSIDE

COMMUNAL WATERSIDE GARDEN The apartment benefits from use of a communal waterside garden shared with the other apartments within the building. The garden incorporates a terraced seating area with steps leading down towards the water's edge providing a particularly attractive and unusual amenity in the heart of Cowes.

SERVICES Mains water, electricity and drainage. Gas-fired central heating.

EPC Rating C

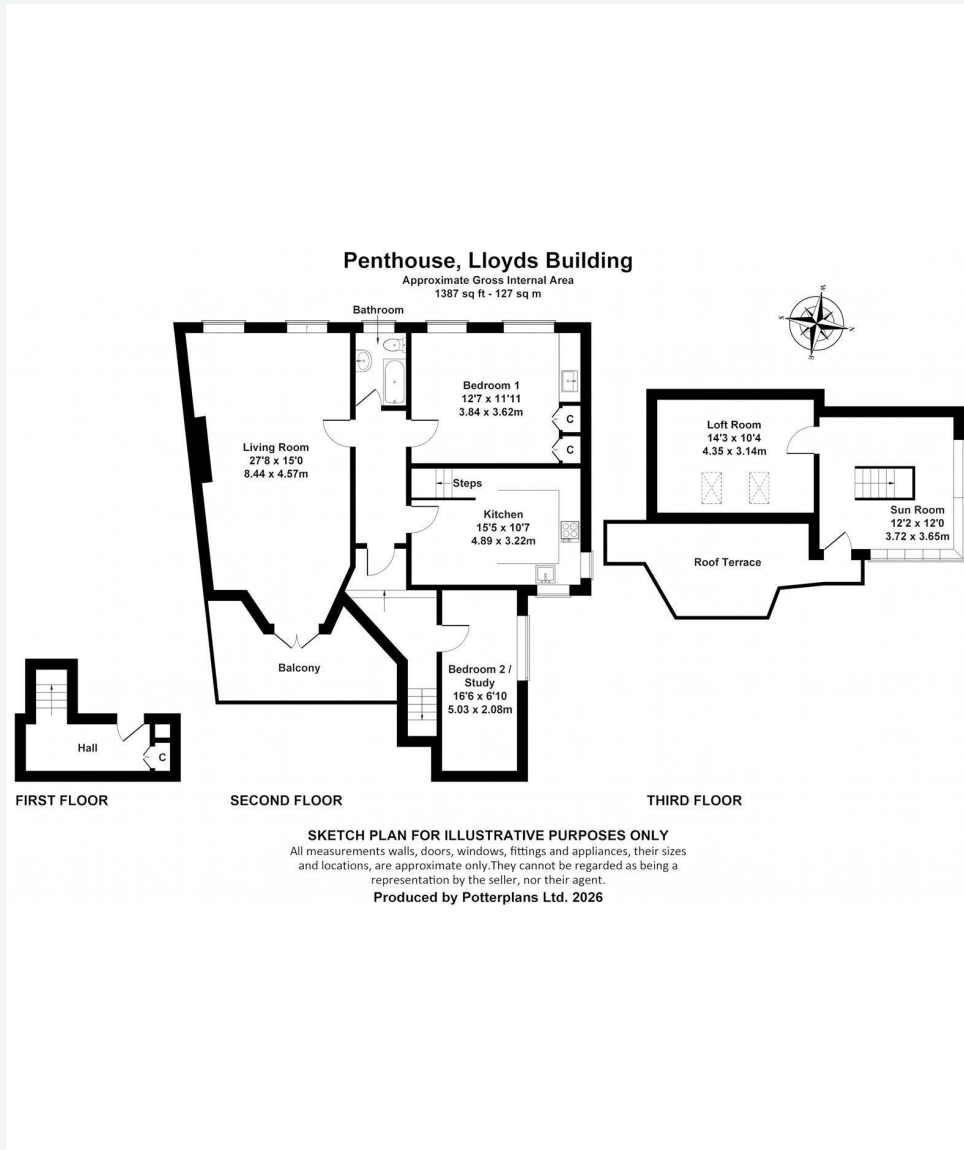
COUNCIL TAX Band F

TENURE 999-year lease from 2000 with a share of the freehold. Service charge of approximately £3,400 per annum.

POSTCODE PO31 7RE

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





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