

SPENCE WILLARD



Apartment 14, Number One The Parade, Cowes, Isle of Wight

An exceptionally appointed waterfront apartment with unrivalled views over The Solent and harbour entrance

VIEWING:

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A rare opportunity to acquire a stunning, contemporary apartment in the heart of Cowes, enjoying panoramic and uninterrupted views across The Solent and iconic harbour entrance to the Hampshire coastline beyond.

Completed in 2007 within the sought after 'Number One The Parade' development, this superb first floor apartment benefits from a contemporary kitchen, modern shower rooms and high-quality finishes throughout. Situated in an unparalleled position on The Parade, perfectly placed for watching the world-famous yacht racing and maritime activity of the Solent, whilst being within an easy walk of the numerous sailing clubs, the bustling High Street with its array of independent shops, restaurants, bars and highspeed Red Jet passenger service to Southampton.

This modern apartment is accessed via a secure, gated entrance into a landscaped courtyard with communal lift and private resident facilities including a well-equipped gym and bike store. The accommodation provides two generous double bedrooms, two shower rooms and a private balcony overlooking the sea, the perfect viewing platform for watching the activity on the Solent.

ACCOMMODATION

A secure gated entrance opens to a communal area with stairs or lift rising to the first floor.

ENTRANCE HALL With wooden flooring that extends throughout the main living areas with a secure video entryphone system. Includes two good sized storage cupboards with shelving, one housing Megaflo hot water cylinder.

KITCHEN LIVING DINING ROOM A wonderful, spacious room with large windows enjoying stunning panoramic views across the harbour to The Solent beyond. French doors lead from both the living



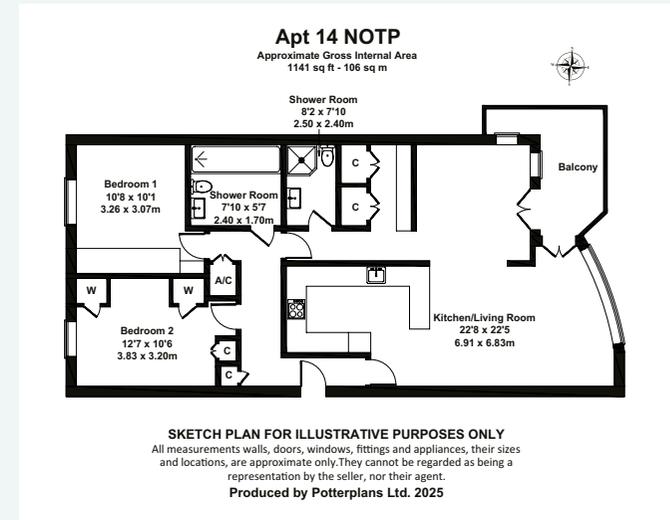
and dining areas to the private decked balcony with sleek glass balustrades where the sea views and entertaining space can be enjoyed. The kitchen is finished to a high standard fitted with elegant granite worksurfaces, incorporating a stainless-steel sink with mixer tap, a good range of wall and base units with high specification integrated appliances including Meile electric hob, Neff double oven, Meile dishwasher and Neff washing machine. Leading off from the dining space is a well-designed storage area with lighting featuring two large built-in cupboards and a large unit providing multiple storage cupboards.

SHOWER ROOM Fitted with a quadrant shower, wash basin with monobloc tap and storage cupboard beneath. Finished with tiled walls and flooring.

BEDROOM 1 A well-proportioned double bedroom with westerly aspect overlooking the inner courtyard. Ample storage with built in wardrobes.

BEDROOM 2 A good sized double bedroom with a range of built in cupboards and a westerly aspect over the courtyard.

WET ROOM Fitted with a large, walk in shower with glazed screen. Washbasin with monobloc tap. Contemporary heated towel rail. Mirror fronted wall cupboard incorporating lighting.



OUTSIDE

The apartment is accessed via a secure gated entrance from Bath Road into an attractively landscaped, largely granite paved courtyard, with a range of contemporary planters. Residents benefit from lift and stair access to all floors along with communal use of a secure bike store, bin store, private storage locker, and a small gym on the lower ground floor.

TENURE Leasehold with a Share of the Freehold. 999 year lease commenced in 2007. Service charge £6,152 per annum, incorporating buildings insurance.

PARKING Resident parking permits can be obtained for The Parade from the Isle of Wight Council from £72 per annum.

SERVICES Mains water, electricity and drainage. Electric central heating.

EPC Rating C

COUNCIL TAX Band F

POSTCODE PO31 7QJ

VIEWINGS Viewings shall be strictly by prior arrangement with the sole selling agents, Spence Willard.

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