



**MARVINS**  
ESTATE AGENTS



## 91 GURNARD PINES COCKLETON LANE, COWES, PO31 8RQ

ASKING PRICE £65,000

Located in popular Gurnard Pines holiday village, this two bedroom chalet offers comfortable accommodation and is offered for sale fully furnished. Recently installed central heating throughout with new boiler.

The property benefits from double glazing, has a Kitchen/Lounge area and Bathroom. The property is being offered chain free. Viewing is by appointment.

### COWES OFFICE

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# 91 GURNARD PINES COCKLETON LANE, COWES, ISLE OF WIGHT PO31 8RQ

Double glazed Entrance Door to:

## KITCHEN/LIVING ROOM

16'3" x 13'10" (4.95m x 4.22m)

Large double glazed bay window to front. Range of fitted floor and wall cupboards with work top over. Large central breakfast bar with storage below. Inset stainless steel sink unit. Electric cooker point. Stainless steel extractor hood over cooking area. Wall mounted gas boiler providing domestic hot water. Door to:

Inner Hall

## BEDROOM TWO

7'10" x 7'11" (2.39m x 2.41m)

Double glazed window. Over bed storage cupboards.

## BEDROOM ONE

7'10" x 10'11" (2.39m x 3.33m)

Double glazed window.

## BATHROOM

Panelled bath with mixer tap and shower attachment over. Low level WC and pedestal wash basin. Double glazed window. Tiled floor.

## TENURE

This property is leasehold. 115 years remaining from 1/1/2016

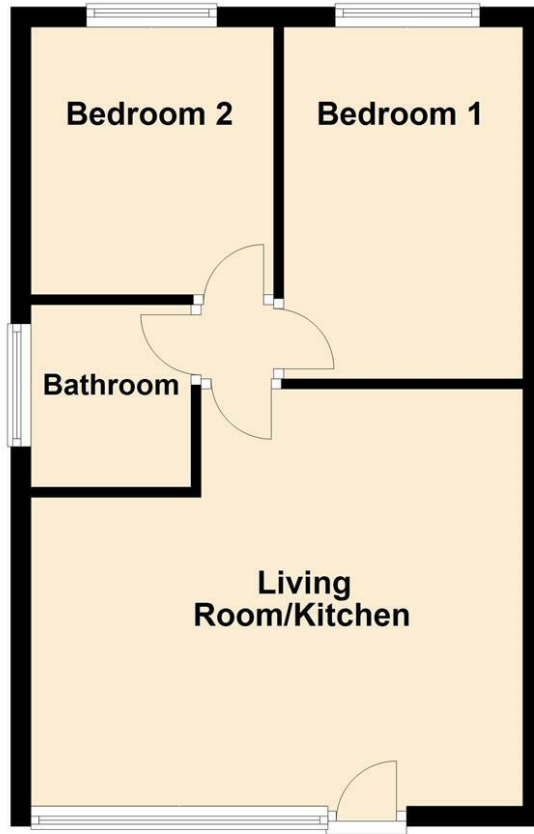
Ground Rent £2740.90 per annum Increasing by RPI every 3 Years

Management Fee £1617.79 per annum

Council tax band A



## Ground Floor



Total area: approx. 38.0 sq. metres (409.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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