



**MARVINS**  
ESTATE AGENTS



## 217 GURNARD PINES COCKLETON LANE, GURNARD, PO31 8RL

**£47,500**

This well presented holiday chalet is situated in the ever popular Gurnard Pines Holiday Village. Set in a quiet location the property offers open plan living accommodation within the lounge and kitchen area, two bedrooms and family bathroom. The property benefits from newly fitted bathroom suite and carpets throughout, gas central heating and double glazing. There is a patio area to the front ideal to enjoy a summer bbq or just sit and relax.

### COWES OFFICE

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**ENTRANCE**

Double glazed door leading to living area.

**LOUNGE/KITCHEN**

16'3" x 13'7" (4.95 x 4.14)

A light airy room with a large double glazed window giving views over Gurnard Pines. Two wall light points. Radiator. The kitchen area comprises a range of fitted floor and wall mounted units with tiled splash backs and worktops over. Gas cooker point. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Wall mounted Glow worm gas boiler.

**BEDROOM ONE**

7'4" x 11'0" (2.24 x 3.35)

Radiator. Double glazed window.

**BEDROOM TWO**

7'11" x 8'4" (2.41 x 2.54)

Radiator. Double glazed window.

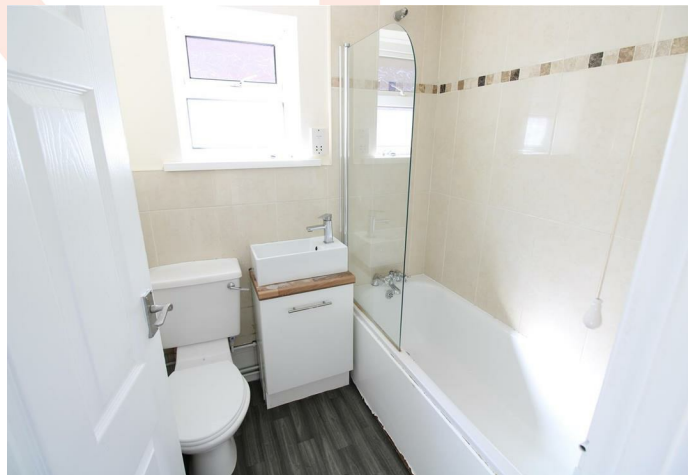
**BATHROOM**

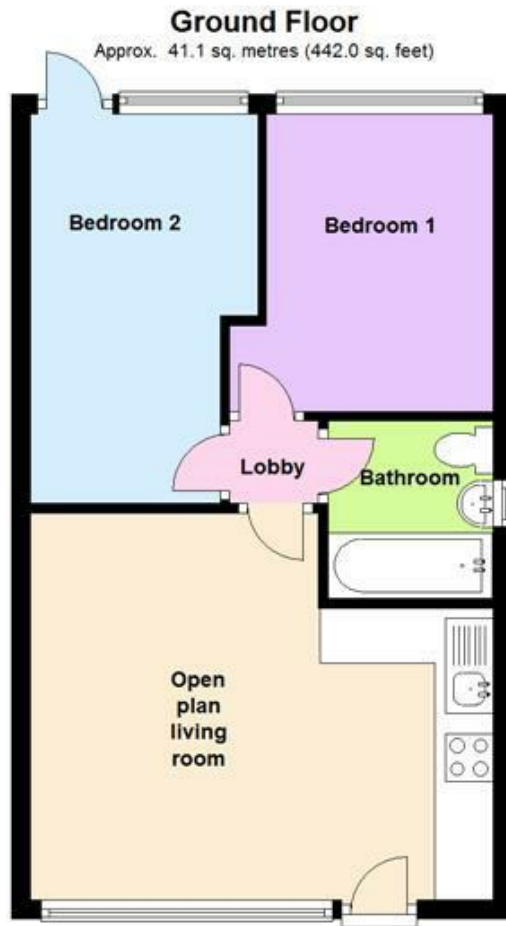
Bathroom comprising of panelled bath. Square vanity basin with storage beneath. Low level WC. Fully tiled walls. Double glazed window.

**TENURE**

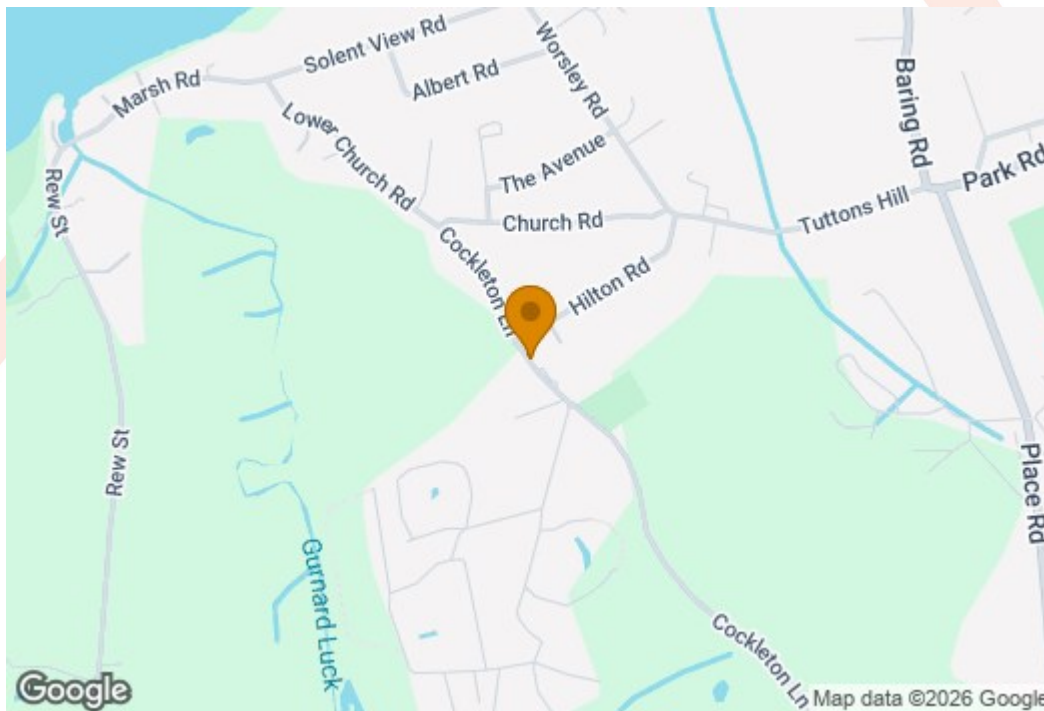
The property is held on a balance of a 99 year lease from 1st October 2000. Approx service charge is £998.86 PA.

The Ground Rent £2732





Total area: approx. 41.1 sq. metres (442.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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