eastcowes@wright-iw.co.uk

wright estate agency




# £239,995

35 Medina View, East Cowes, Isle of Wight, PO32 6LG



















**Nestled in the desirable cul-de-sac of Medina View, East Cowes, this immaculate second floor apartment offers a splendid opportunity for first-time buyers or those seeking a charming holiday home. With three well-proportioned bedrooms and two modern bathrooms, this property is designed for comfortable living.**

**The highlight of this apartment is undoubtedly the stunning views of the River Medina, which can be enjoyed from the spacious reception room with private balcony, main bedroom Juliette balcony and kitchen/ diner. The light and airy layout creates a welcoming atmosphere, perfect for both relaxation and entertaining. The kitchen/ diner has ample units and plenty of space for dining table and chairs.**

**Additionally, the property benefits from allocated parking, ensuring convenience in this sought-after waterside location, communal garden areas to enjoy the picturesque setting and full access to the residents only gym.**

**This lovely apartment is not just a home; it is a lifestyle choice, offering the perfect blend of modern living and picturesque surroundings. Do not miss the chance to make this stunning property your own.**

**The coastal resort of East Cowes has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.**



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|---|---|
| **Hallway** | |
| **Lounge** | 13'10" x 12'7" |
| **Kitchen/ Diner** | 12'11" x 9'7" |
| **Bedroom 1** | 13'2" x 9'8" |
| **En-Suite** | 7'7" x 7'7" |
| **Bedroom 2** | 13'9" x 13'7" |
| **Bedroom 3** | 13'2" x 9'8" |
| **Shower room** | 6'5" x 5'9" |

**Parking**
There is one allocated parking space located in the communal parking area.

**Outside**
The apartment has a private balcony with stunning River Medina views. There are multiple communal seating areas with River Views, visitors parking areas and residents only gym.

**Council Tax**
Band D

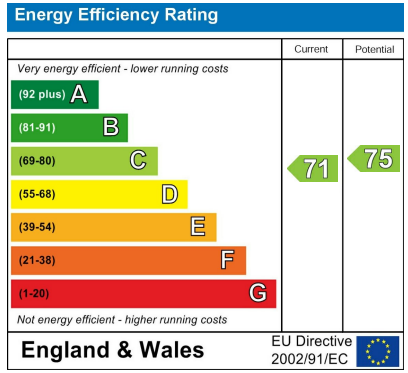
**Tenure**
Leasehold

**Additional Information**
Lease Remaining 972 years
Service Charges - £2263 per annum
Ground Rent - £67 per year

**Services**
Unconfirmed water, drainage and electric.

**Agents Notes**
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.







Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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