



**MARVINS**  
ESTATE AGENTS



## **RALEIGH HOUSE MEDINA GARDENS, COWES, PO31 7AZ**

**PRICE £395,000**

Nestled in the heart of Cowes, Medina Gardens presents an exceptional opportunity to acquire a spacious four-bedroom top floor apartment, ideal for those seeking a comfortable living space. This property boasts a central location, ensuring that all local amenities are just a stone's throw away. Residents will appreciate the convenience of nearby facilities, including the high-speed passenger ferry service, which offers easy access to the mainland.

This home enjoys a Juliet balcony with stunning Solent views over Cowes.

The flat is designed for modern living, featuring electric heating and double glazing, which provide both warmth and energy efficiency throughout the year. The contemporary kitchen is a standout feature, equipped with integrated appliances that cater to all your culinary needs, making it perfect for both casual dining and entertaining guests.

With its prime location and modern conveniences, this flat in Medina Gardens is not just a home; it is a lifestyle choice that offers comfort and accessibility in one of Cowes' most sought-after areas. Whether you are looking for a full time home or lock up and go base. Parking for two cars and offered chain free.

### **COWES OFFICE**

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## RALEIGH HOUSE MEDINA GARDENS, COWES, PO31 7AZ

### Communal Entrance Hall

Stairs and lift to 3rd floor and Door to No 7.

### SPACIOUS ENTRANCE HALL

Large built in storage cupboard. Built in linen cupboard. Electric radiator. Drop down stairs to loft space. Double doors to:

### LOUNGE/DINER

24'11" x 14'4" max in to bay (7.59m x 4.37m max in to bay)

Double aspect room with French Doors to Juliet balcony. Fine Solent and harbour views. Electric radiator. Mock fireplace and log effect electric fire. Three wall light points. Telephone and television points.

### KITCHEN

8'11" x 9'11" (2.72m x 3.02m)

Range of modern floor and wall cupboards with bevel edged work tops over. Stainless steel sink unit with mixer tap. Integrated dishwasher and washing machine. Built in electric cooker and microwave. American style fridge freezer. Ceramic electric hob and stainless steel extractor canopy.

### BEDROOM ONE

11'6" x 14'10" (3.51m x 4.52m)

Double aspect room. Double glazed window. Further Solent and harbour views. Electric convector heater.

### EN-SUITE SHOWER ROOM

Shower cubicle with sliding doors. Vanity wash basin and low level WC with concealed cistern. Towel rail/radiator. Dimplex wall heater.

### BEDROOM TWO

9'5" x 9'9" (2.87m x 2.97m)

Double glazed window. Electric convector heater.

### BEDROOM THREE

12'5" in to bay x 7' (3.78m in to bay x 2.13m)

Low level double glazed bay window. Some Solent views.

### BEDROOM FOUR

9'9" x 8' (2.97m x 2.44m)

Low level double glazed window. Electric heater.

### BATHROOM

Panelled spa bath with mixer tap and shower attachment over. Vanity wash basin. Cupboard storage below. Low level WC with concealed cistern. Towel rail/radiator. Dimplex wall heater.

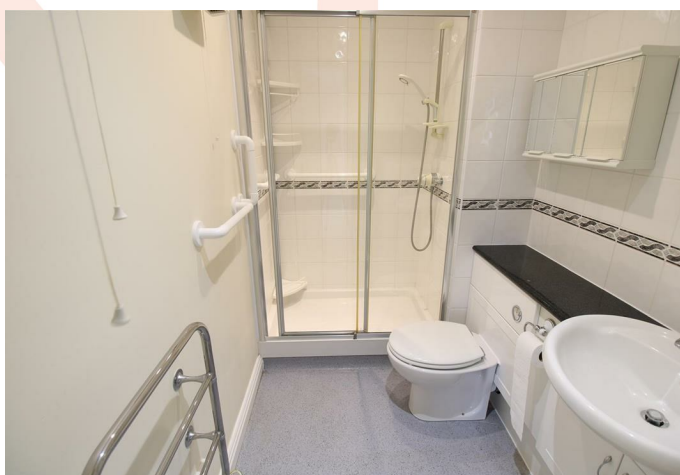
### OUTSIDE

Parking for two vehicles. Communal garden area laid to lawn.

### TENURE

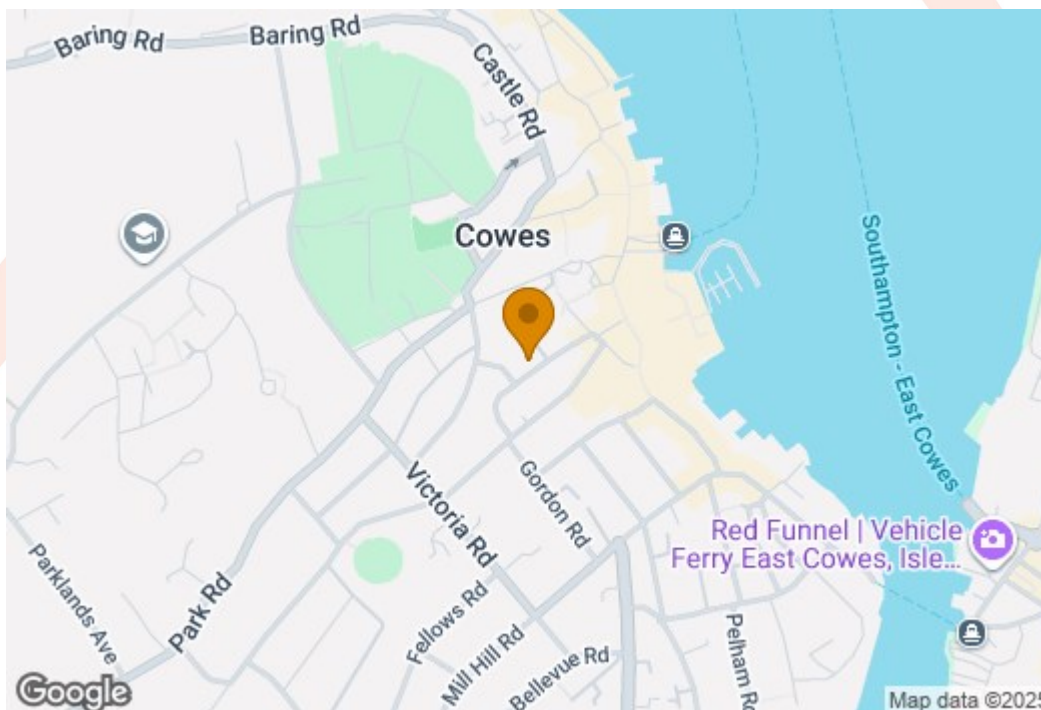
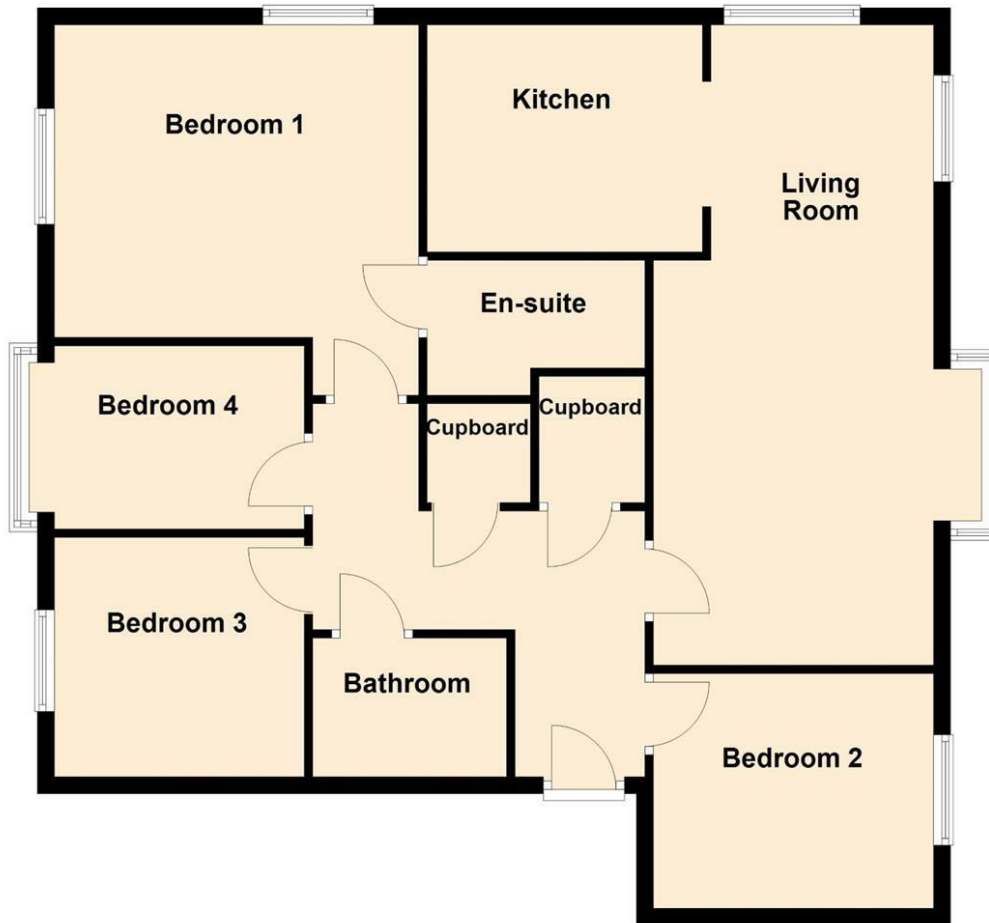
Leasehold with share of Freehold. Current maintenance £2600 pa. Paid in 2 payments of £1300 in March and September.

Council Tax Band F.





## Floor Plan



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 78        |
| (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 |         |           |
| England & Wales                             |         |           |
| 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 |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

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