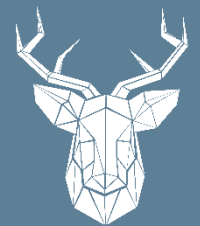




Arctic Road

Cowes

£225,000



Lancasters

CHAIN FREE - A well-appointed second-floor apartment in a purpose-built block, positioned to make the most of its river outlook. Two bedrooms, two bathrooms, and off-street parking tick the practical boxes, while the lift makes it as accessible as it is desirable. Whether you are looking for a permanent riverside home or a low-maintenance island base, this apartment delivers the kind of views that make a morning coffee worth getting up for.



2 Bedroom Upper Floor Apartment

Lounge/Diner 17' 10" x 11' 10" (5.44m x 3.6m) max

A dual purpose main reception with Patio doors onto a river facing balcony. serving hatch to the kitchen.

Kitchen 8' 8" x 6' 11" (2.65m x 2.1m)

Compact kitchen with plenty of storage units. Integrated appliance include, Fridge/freezer, washing machine, dishwasher, cooker and hob.

Bedroom 1 15' 11" x 8' 7" (4.84m x 2.62m)

A rear aspect double bedroom - complete with wardrobes and drawers set. ensuite.

Ensuite

Shower cubicle, w/c, basin and heated towel rail.

Bedroom 2 13' 6" x 8' 9" (4.11m x 2.67m)

Rear aspect double bedroom. drawer set and built in wardrobe.

Bathroom

Main bathroom, with panelled bath, w/c and basin.

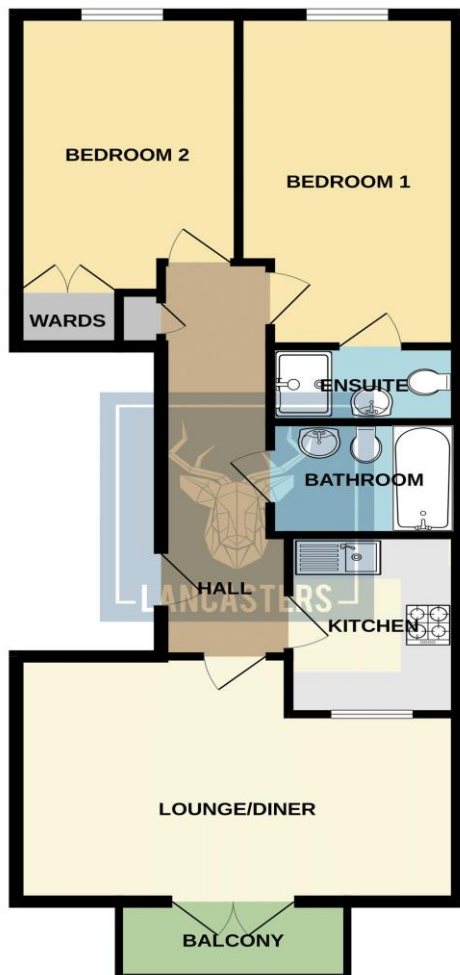
Outside

The property has an allocated off street parking parking space for a single vehicle. There is a communal bike shed.

Tenure

The property is share of freehold 1/7th. 977 year lease remaining. Service charge is £120 per calendar month. Annual elevator maintenance charge £150 annually.

SECOND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Share of Freehold
Council: B
EPC: B



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.