



31 Medina View, East Cowes

£225,000



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Located on the top floor of a well maintained, modern block, this elegantly styled and beautifully presented apartment is decorated in classy neutral decor throughout and offers wonderfully light rooms. Warmed by modern electric heating, the home provides two comfortable double bedrooms - one with a chic en-suite shower room; a stylish fitted kitchen with integrated appliances and a separate sleek shower room. The sitting room is set to the front and has doors leading to the step out balcony, from which you can fully appreciate the glorious river views over the marina. Being elevated, gives you a direct outlook and it faces to the west, so that you can enjoy the sun all afternoon and evening. In addition to an allocated parking space in the communal car park; communal bin and bike store and there is a residents gym nearby. Leasehold 999 years from 21/12/2000. Current annual service charge £1200.00. Current annual ground rent £223.00. Council Tax Band - B. EPC D-63

Communal secure entry door into:

Communal Hallway:

With access to all floors via the stairs. External door to car park; bin and bike store.

Personal Entrance Door to:

Entrance Hallway:

A bright and welcoming entrance to the home, in a classic neutral colour palette which flows through the apartment. Built in coat cupboard and separate airing cupboard housing the pressurised hot water cylinder. White panelled doors to:

Sitting Room:

14'5" max x 14'1" max (4.41m max x 4.31m max)

An elegantly styled and shaped room with its focus to the French doors framing the gorgeous marina and river views and leading to the step out balcony.

Kitchen:

11'3" max x 7'0" max (3.45m max x 2.15m max)

Set to the rear of the home, smartly fitted with glossy cream fronted units, pale terracotta coloured splashback tiling and topped by warm tone granite effect worksurfaces. Integrated appliances include a fridge/freezer; washing machine; eye-level oven with microwave above and induction hob with concealed extractor hood. The white





ceramic sink and drainer is set below the rear facing window.

Bedroom One:

14'7" max x 12'11" max (4.46m max x 3.96m max)

A wonderfully light and airy double bedroom with a front window framing the beautiful marina and river views. Opaque glass sliding door to:

En-Suite Shower Room:

8'11" max x 4'7" max (2.74m max x 1.41m max)

A chic and well designed en-suite, fitted with a sleek white vanity wash hand basin; concealed cistern WC and walk in shower enclosure. Attractive matte tiling with modern pattern decals. Wall mounted electric heated towel ladder.



Bedroom Two:

10'9" x 10'2" (3.30m x 3.10m)

A second double room with a gently sloped ceiling and rear facing window.

Shower Room:

7'2" max x 5'6" max (2.20m max x 1.68m max)

A stylish second facility with a crisp white combined vanity wash hand basin and concealed cistern WC as well a very stylish, large walk-in shower enclosure with rainfall head and separate spray. Wall mounted electric heated towel ladder.



Parking:

To the rear of the apartment building is a communal parking area which has an allocated space for the apartment as well as visitors spaces.

Communal Facilities:

There is a communal bike and bin store in the car park area as well as a nearby gymnasium for the residents to use.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
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Energy Efficiency Rating	
Potential	Current
	77
	63
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

TOTAL FLOOR AREA: 745 sq. ft. (69.3 sq.m.) approx.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of drawings, rooms and areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been listed and no guarantee is made with respect to their operation or efficiency. Agency can be given.