eastcowes@wright-iw.co.uk

wright
estate agency

£195,000

18 Victoria Quay, Britannia Way, East Cowes, Isle of Wight, PO32 6DQ

Nestled in the desirable Britannia Way, East Cowes, this lovely ground floor apartment offers a splendid opportunity for first-time buyers or those seeking a charming holiday home. With two well-proportioned bedrooms and modern shower room, this property is designed for comfortable living.

The highlight of this apartment is undoubtedly the breathtaking views of the River Medina, which can be enjoyed from the spacious reception room or private balcony. The light and airy layout creates a welcoming atmosphere, perfect for both relaxation and entertaining. The modern kitchen completes this wonderful home.

Additionally, the property benefits from allocated parking for one vehicle, ensuring convenience in this sought-after waterside location. Being chain-free adds to the appeal, allowing for a smooth and straightforward purchase process.

This stunning flat 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.

Hallway	
Lounge/ Diner	17'1" x 11'10"
Kitchen	10'0" x 6'9"
Bedroom 1	13'1" x 11'8"
Bedroom 2	14'2" x 8'0"
Shower room wc	6'11" x 6'0"

Outside
The property has the added benefit of a private balcony with stunning River Medina views. There is also communal lawn areas, bin store and cycle store.

Parking
There is one allocated parking space located to the front of the property.

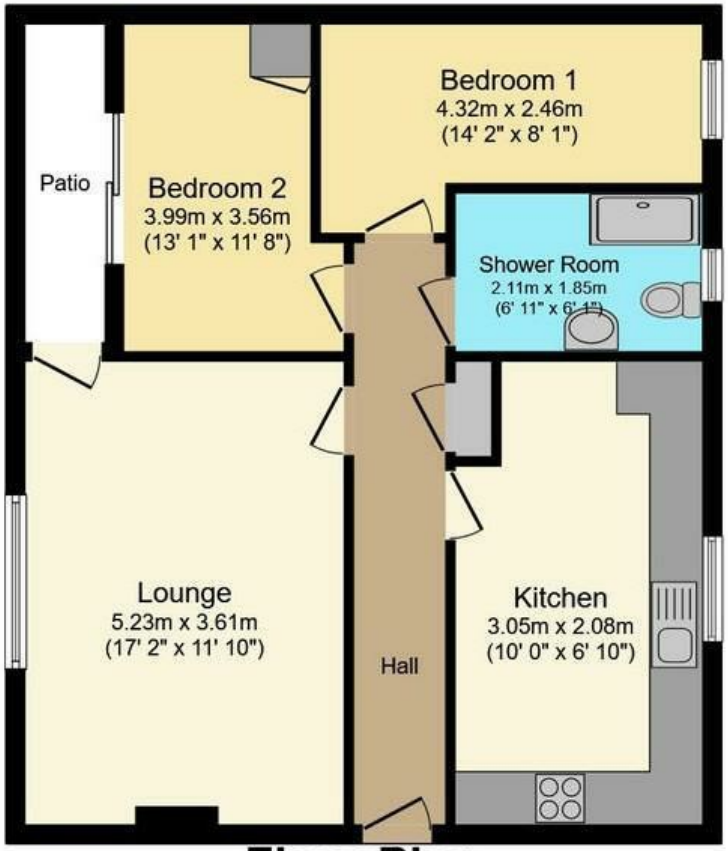
Council Tax
Band B

Tenure
Leasehold

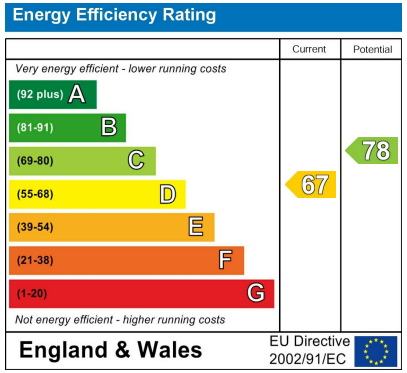
Additional Information
Lease Remaining 970 years
Ground Rent - £150 per year
Service Charges - £570 every 6 months
Restrictions - No holiday lettings
Pets - Subject to written permission from the board

Services
Mains water, electric, and drainage

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.



Floor Plan



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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