

ONE YORK BUILDINGS

1a York Street, Cowes, Isle of Wight, PO31 7XT

TO LET

£950 Per Calendar Month

BCM Wilson Hill

One York Buildings

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NO DEPOSIT OPTION AVAILABLE WITH THIS PROPERTY # 2 DOUBLE BEDROOM located on the outskirts of the TOWN CENTRE. ENSUITE SHOWER ROOM & FAMILY BATHROOM. UNFURNISHED & AVAILABLE NOW.











THE PROPERTY

Positioned in the heart of Cowes on York Street, this ground floor, 2 double bedroom apartment offers a delightful blend of historic character and modern convenience. Built in 1893, the property spans an impressive 1,044 square feet, providing ample space for comfortable living.

As you enter via an entrance lobby, you are greeted by a very large lounge diner, perfect for both relaxation and entertaining. The generous dimensions of this room create a welcoming atmosphere, ideal for family gatherings or quiet evenings at home. The apartment features two well-proportioned double bedrooms, one boasting an ensuite shower room, ensuring plenty of room for rest and privacy. Additionally, a dedicated home office space allows for a productive work environment, catering to the needs of today's work from home lifestyle.

With two bathrooms, this property offers the convenience of modern living, making it suitable for families or those who enjoy hosting guests. The apartment's prime location in the town centre means you are just a stone's throw away from local amenities, shops, bars, restaurant, pubs and the vibrant community that Cowes has to offer.

For those who require easy access to the mainland, the Red Jet Hi-speed ferry to Southampton is conveniently close by, just a 5 minute walk, making commuting a breeze. This apartment is not just a home; it is a lifestyle choice, combining the charm of a historic building with the practicality of contemporary living. This property presents an excellent opportunity to enjoy all that Cowes has to offer.

The accommodation comprises;

Entrance lobby/hall.
Second reception room - ideal for home office.
Very large lounge / diner.

Archway off the lounge diner leading to a spacious kitchen with a counter top/bar integrating the use of the kitchen with lounge providing a very sociable environment.
Main bathroom with bath and shower over bath.
4-5 steps lead off the far end of the lounge/diner to the two double bedrooms and the ensuite
A small rear courtyard is accessible from the master bedroom.

Heating - Gas central heating

Double glazed

Parking is on street with no time restrictions

Services

Mains electricity, water and sewage. Electricity and Council tax are exclusive of the rent. Water and sewage included within the rent.

EPC

Rating is D

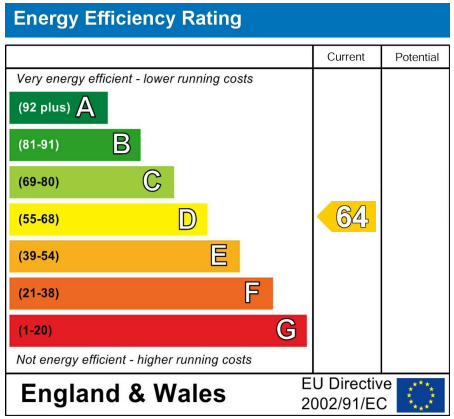
Local Authority

Isle of Wight Council - Council Tax band B

Deposits

Holding deposit payable is £215 based on the advertised rent of £950pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,095 based on the advertised rent of £950pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,095, the applicant would pay a fee to Reposit equal to one weeks rent of £219.23 and then £30 per year thereafter - ask for details.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Isle of Wight - Lettings
01983828804
iowlettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

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