



**MARVINS**  
ESTATE AGENTS



## SEAWARD COURT 28 NEWPORT ROAD, COWES, PO31 7DG

**£137,000**

A comfortable and well-presented one-bedroom ground floor flat, ideally situated within easy reach of Cowes town centre, local shops, bus routes and the high-speed passenger service to Southampton. The property forms part of a purpose-built development and benefits from an allocated parking space to the rear.

Additional features include gas-fired central heating, double glazing and a fitted kitchen with integrated white goods. An excellent opportunity for a full-time residence, second home or buy-to-let investment.

### COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

## SEAWARD COURT 28 NEWPORT ROAD, COWES, PO31 7DG

### ENTRANCE HALL

Security entry phone. Built in storage cupboard.

### LOUNGE

13'5" x 9'5" (4.09m x 2.87m)

Double glazed window. Television point. Radiator. Inset ceiling lights. Open plan to:

### KITCHEN

13'4" x 5'6" (4.06m x 1.68m)

Range of modern floor and wall cupboards. Integrated fridge/freezer. Dishwasher. Beko washing machine. Gas hob and electric oven. with stainless steel extractor hood.

### BEDROOM

7'11" x 15'3" (2.41m x 4.65m)

Inset ceiling lights. Radiator.

### BATHROOM

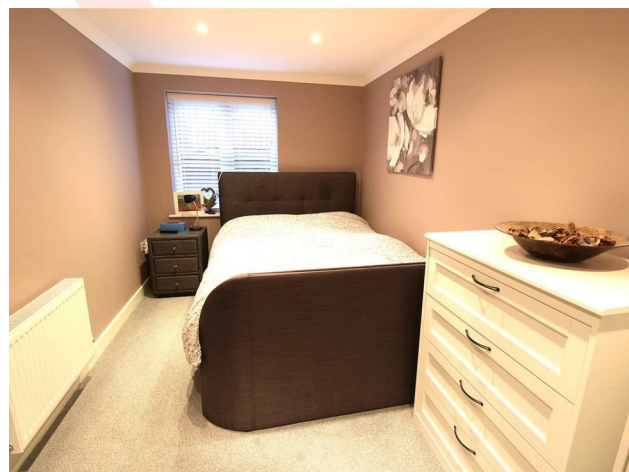
Panelled bath with shower over, low levwl WC, and pedestal vanity wash basin. Radiator/towel rail. Tiled floor and walls.

### TENURE

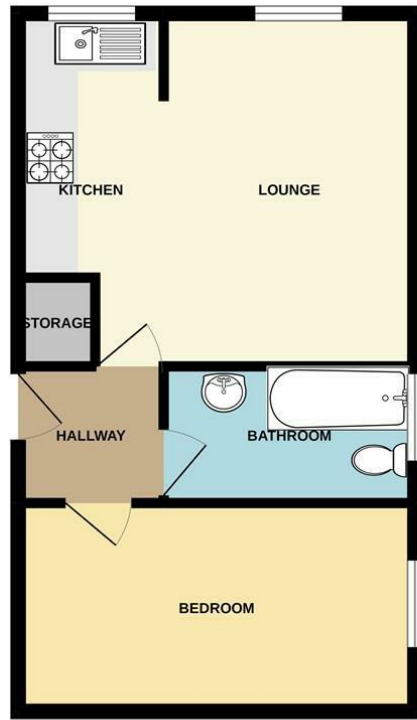
Leasehold 125 Years from 2007 . No holiday Lets, Pets by consent. Maintenance £1920 PA Ground Rent £200 PA

### COUNCIL TAX BAND

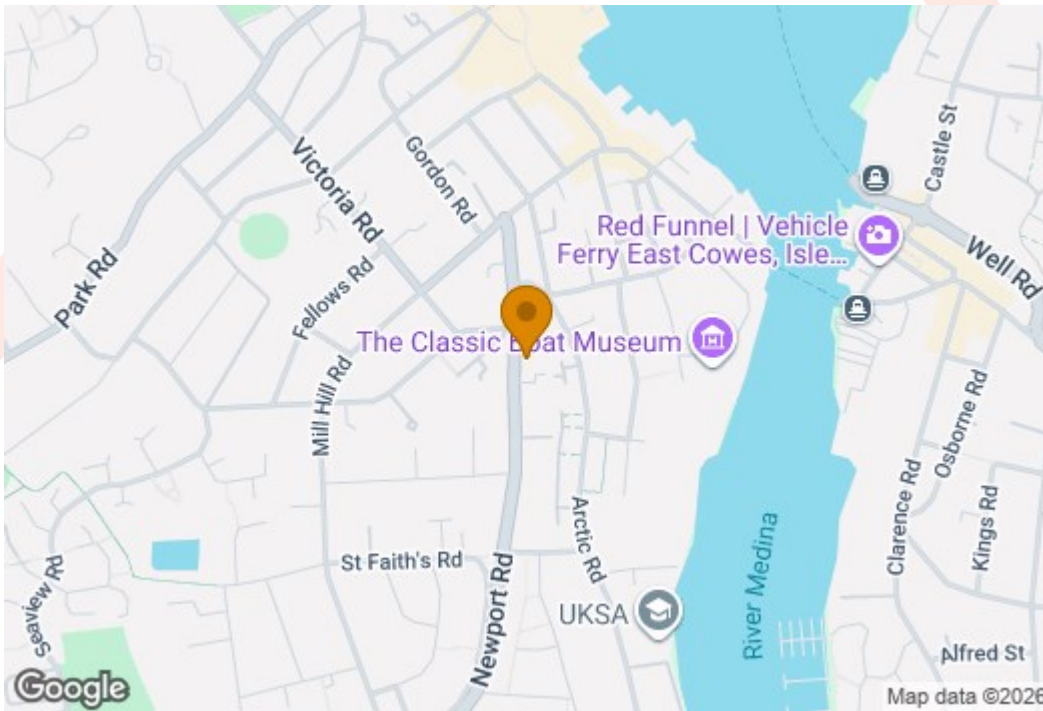
Band A



GROUND FLOOR



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.  
Made with Metropix ©2022



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>		80	80
(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			

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS  
 T: 01983 292114  
 E: cowes@marvins.co.uk