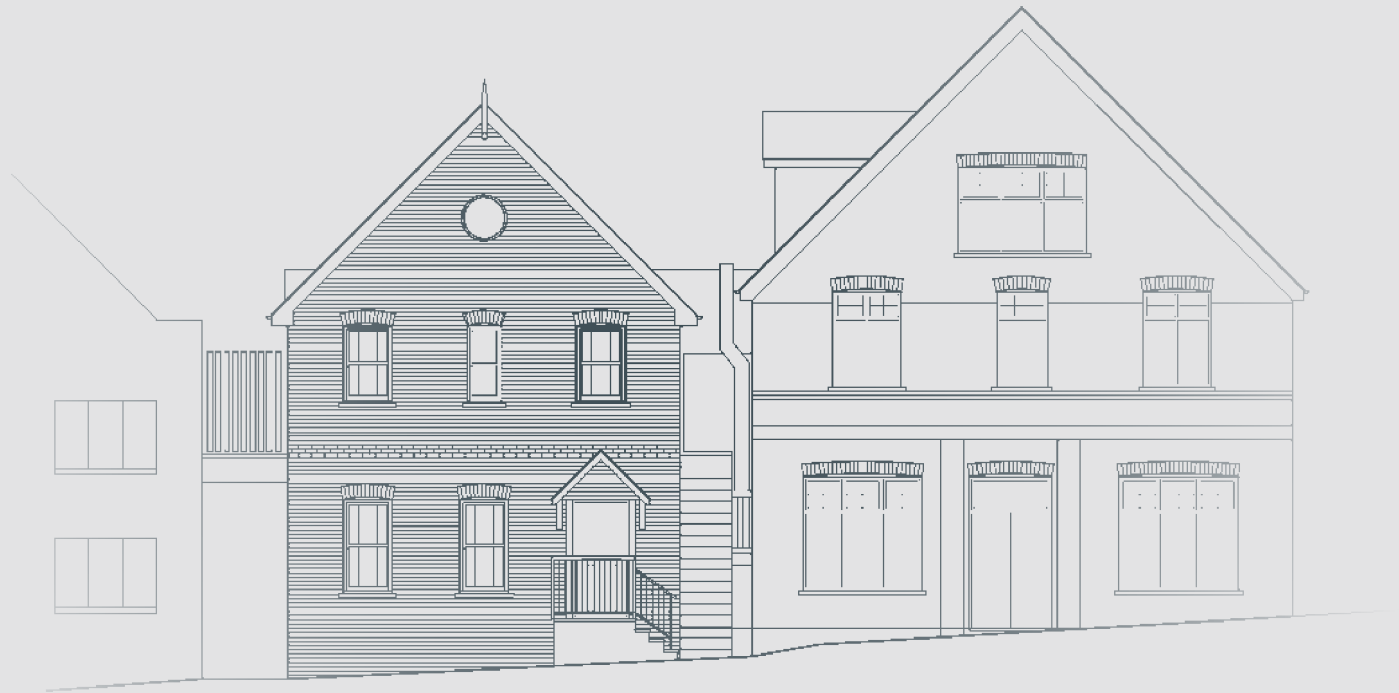


# Baring Chambers

DENMARK ROAD | COWES | ISLE OF WIGHT



SPENCE WILLARD

# Baring Chambers

DENMARK ROAD, COWES, ISLE OF WIGHT

*An exclusive collection of just three stunning boutique apartments in the heart of Cowes, offering luxury living with high-speed mainland ferry links right on your doorstep*

## The Location

Cowes is an internationally renowned sailing mecca with several marinas and yachting events throughout the year. The vibrant town provides a wide range of amenities on its popular high street, with an array of independent shops and restaurants, as well as a frequent high speed passenger ferry service to Southampton with onward connections to London.

## The Development

Constructed by a highly regarded Island builder, known for a number of popular new build developments across the Island. The properties have been built to a high specification and designed to provide light and spacious accommodation with minimal maintenance. Inkeeping with the local area, the design includes quality materials and finishes such as UPVC sash framed windows, to make for an efficient home.

### VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

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



Penthouse Apartment



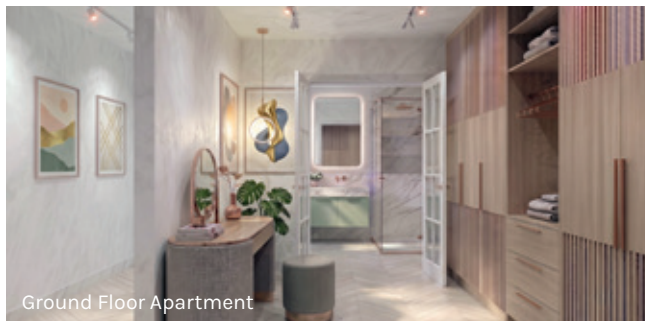
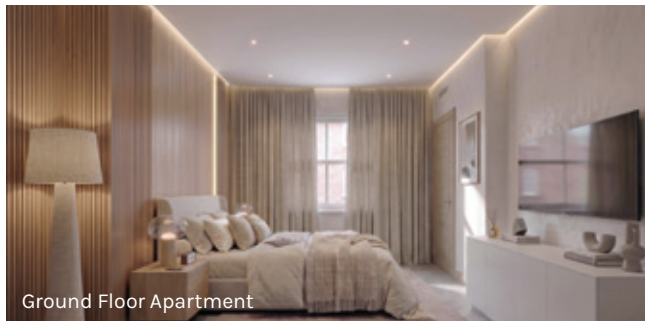
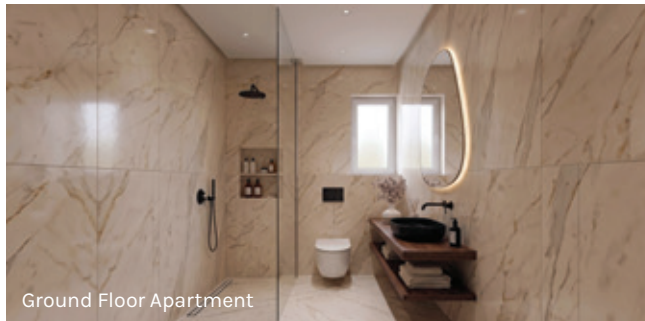
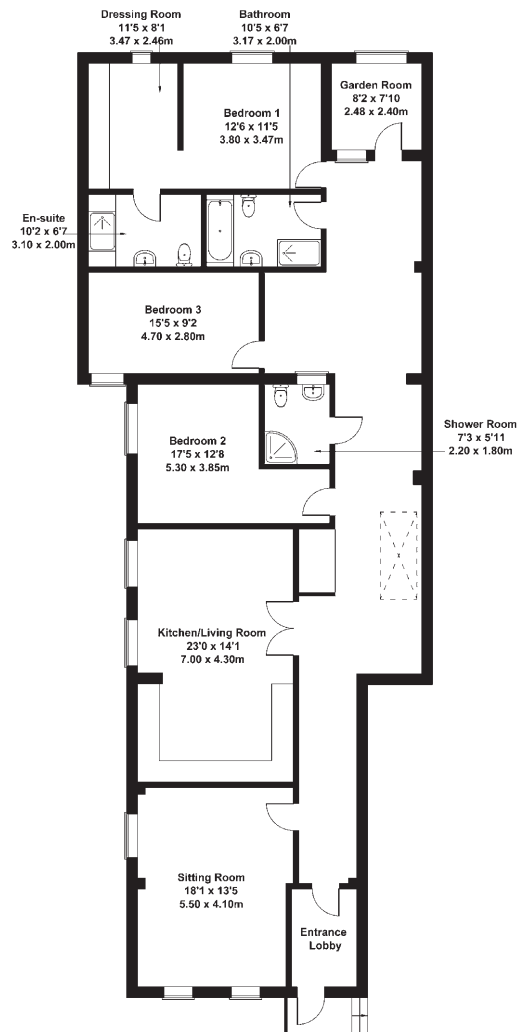
Penthouse Apartment

## GROUND FLOOR APARTMENT

Approximate Gross Internal Area:

2,110 sq ft / 196 sq m

*Not to Scale. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being representation by the seller, nor their agent.*



## Specification

Comprehensive 10-year 'Build Zone' warranty.

UPVC sash windows and sliding glass panelled doors.

Designed to be highly energy-efficient featuring gas central heating via panelled radiators and individually controlled heating zones.

High-quality Luxury Vinyl Tile (LVT) flooring throughout the living spaces with carpeting in the bedrooms.

Solid wood and glazed internal doors with premium composite entrance doors.

Elegantly designed kitchens with a choice of cabinetry, work surfaces and tiling. Fully equipped with integrated appliances including oven, hob, fridge/ freezer, microwave, dishwasher and washing machine.

Bathroom suites to include high-quality steel bath, shower, wash basin, WC and wall cabinetry with choice of bespoke tiling.

External lighting throughout with The Penthouse apartment benefitting from outside electrical point and water supply.

## General Information

**SERVICES** Mains water, gas, electricity and drainage. Gas-fired central heating.

**TENURE** TBC

**WARRANTY** The property comes with a 10-year 'Build Zone' Warranty.

**COUNCIL TAX** Band TBC (New Build)

**EPC** Rating TBC

**SERVICE CHARGE** There is to be a small additional charge. The precise amount is to be confirmed.

**POSTCODE** PO31 7SY

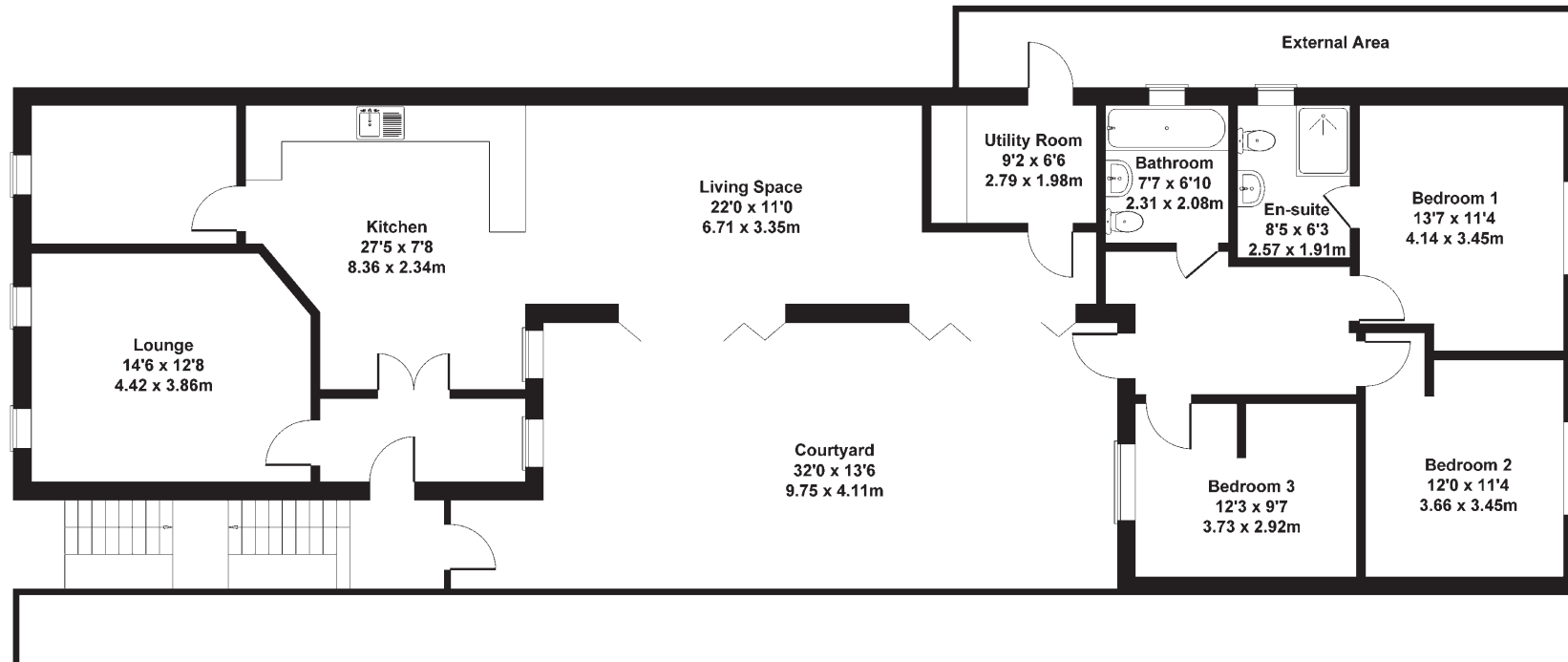
**VIEWINGS** Strictly by prior arrangement with the sole selling agents, Spence Willard.

## PENTHOUSE APARTMENT

Approximate Gross Internal Area:

1,563 sq ft / 145 sq m

*Not to Scale. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being representation by the seller, nor their agent.*



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