

SPENCE WILLARD



8 Grantham Court, 10 Queens Road, Cowes, Isle of Wight

## *A superb triple aspect, waterfront apartment with panoramic sea views, parking and a west facing terrace*

VIEWING:

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Grantham Court is located in a prime waterfront location with uninterrupted views across the Solent's busy yachting scene. As a world-renowned sailing mecca, the wide range of shops, restaurants and sailing facilities are all a short walk away as are the principal yacht clubs and the fast Redjet passenger service to Southampton.

This apartment benefits from a superb position within Grantham Court, in a wing that extends towards the sea and provides triple aspect views. Being on the ground floor it has a private terrace with access into the communal gardens overlooking the Solent with gated access to the seafront promenade. The apartment has been well modernised in recent years with a new kitchen and bathrooms installed and is well-presented throughout. The reception room on the seaward side of the apartment has large windows to 3 aspects making for exceptional far reaching sea views and sunsets as well as having direct access to the terrace and garden. There is good storage as well as a separate store room and there are two allocated parking spaces in the gated undercroft. Most of the furniture can be available to purchase if required.

### **ACCOMMODATION**

**ENTRANCE HALL** A series of cupboards provide extensive storage including a coats cupboard, utility cupboard with space for washing machine with slatted shelving over, two further storage cupboards in addition to a cupboard housing gas-fired boiler.

**LIVING ROOM** A spectacular, triple aspect room with wide, deep windows providing truly panoramic views that stretch east from the harbour entrance across to Southampton water and west along the beach to the western Solent. A pair of large, glazed sliding doors open to a west facing **TERRACE**, superb for sunsets. The room provides generous seating and dining areas.



**KITCHEN** Fitted with a good quality kitchen in 2022 with an extensive range of units, marble worksurfaces, sink unit and a range of integral NEFF appliances including oven, induction hob with extractor over, microwave, dishwasher, fridge and freezer. A wide opening above the worksurface, incorporating a breakfast bar opens into the living room and extends the sea views.

**BEDROOM 2** A double bedroom with built-in cupboards and sea views.

**SHOWER ROOM** Tiled throughout, a recently fitted shower room with large shower, washbasin, WC and heated towel rail. Touch sensor illuminated mirror.

**BEDROOM 1** With sea views and a range of built-in cupboards.



**BATHROOM EN-SUITE** A really good quality bathroom, tiled throughout with a deep bath with shower attachment, washbasin and WC.

#### **OUTSIDE**

The covered west facing private **TERRACE** provides a superb seating area from which to enjoy the views of the western Solent along with the promenade and beach adjacent.

Grantham Court residents also enjoy an attractive **COMMUNAL GARDEN** overlooking The Solent providing a perfect location for watching the multiple sailing events off Cowes throughout the year. A gate leads directly to seafront, promenade and beach and provides an alternate means of access to the Queens Road entrance. There are **TWO UNDERCOVER PARKING SPACES** allocated to this apartment, one of which is suitable for a small car and the other a larger vehicle.



**TENURE** This Property enjoys a share of the freehold and is held on the balance of a 999 year lease from 1997. The current service charge including building insurance is £1,851 per six months. No pets or holiday lets are permitted.

**COUNCIL TAX** Band G

**EPC** Rating C

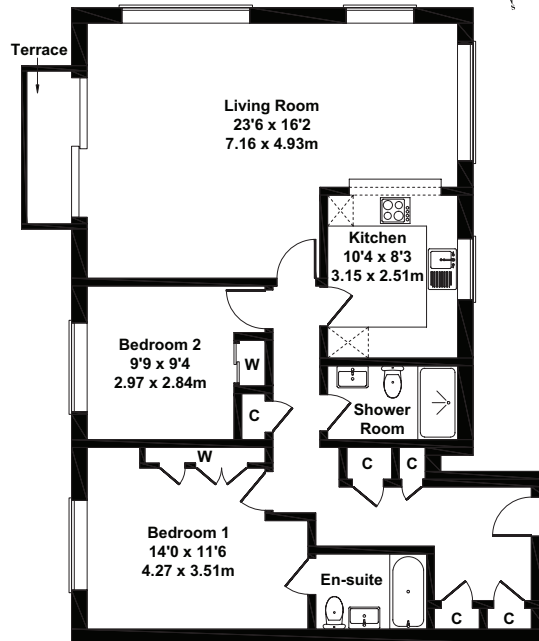
**SERVICES** Mains electricity, water, drainage and gas. Gas fired central heating.

**POSTCODE** PO31 8BB

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agent, Spence Willard.

## 8 Grantham Court

Approximate Gross Internal Area  
938 sq ft - 87 sq m

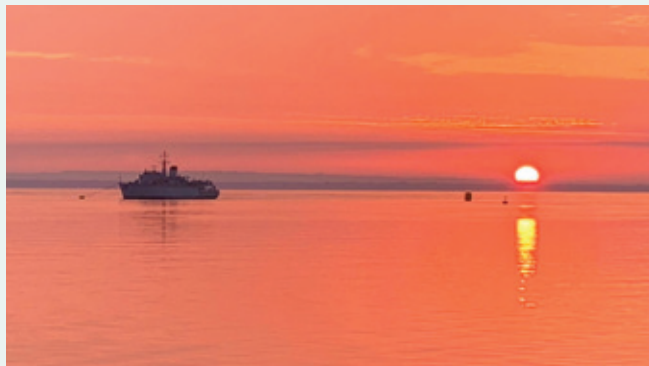


### GROUND FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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