

McCarthy
& BOOKER



Apartment 22, Number One The Parade, Cowes, Isle of Wight, PO31

Guide Price £795,000



A wonderful second floor apartment within a purpose built development that has a secure entry system, lift, communal gym and bike store. This three bedroom immaculate flat has open plan living, three bath/shower rooms, balconies on two sides and enviable sea views. Located in the sought after area of Old Town Cowes this has the bonus of being CHAIN FREE. Must be viewed.

[An immaculate apartment with unfettered sea views](#)

This gorgeous apartment has a wide balcony that allows fantastic views over the Solent to the mainland, a perfect vantage point to watch the ever changing seascape. With three bedrooms - or two large doubles and an office/study - a spacious open plan living/dining/kitchen area and three bath/shower rooms this is a wonderful opportunity to purchase a CHAIN FREE property in this sought after location. Contents by separate negotiation.

The apartment is located in the Old Town approximately 100 meters from The Royal Yacht Squadron with other yacht clubs close by. This attractive apartment block, completed in 2007, was created to provide a well designed set of apartments, conveniently located with a level walk to the high street. There is gated access through a quiet and private enclosed courtyard entrance with large pots creating a luxurious vibe, with additional facilities such as a gym, bike store and storage cupboard.



Apartment 22

This bright, airy and welcoming home has many high end stylish fixtures and fittings throughout, with oak floorboards, air conditioning, granite kitchen worksurfaces and NEFF appliances. The balcony that wraps around the front and side of the property ensures the daylight can be enjoyed any time of day to relax and enjoy this elevated quiet area.

The entrance door opens to a long hallway with several convenient storage cupboards and gives access to a modern bathroom with bath and overhead shower, wc and basin. The two double bedrooms are generously sized, with large built in wardrobes and both have fully tiled ensuite shower rooms. The principal bedroom has a single door to the front balcony and patio doors to the side balcony, as does the second bedroom. The third bedroom is a versatile space and is currently set out as an office with bespoke built in desk and shelving.

The spacious open plan sitting and dining room flows into the kitchen and makes this very light room, with its wall of glass bifold doors, a very sociable and convivial room.

Within the very well appointed kitchen, with its white gloss wall and base units and contrasting dark granite worksurface, are integrated appliances including a NEFF four zone hob, oven, grill, fridge freezer, washing machine and dishwasher.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year, as well as many marinas and sailing clubs dotted along the seafront. It has quick access to Southampton, via the more modern Red Jet, with its international airport and excellent regular train links to London- approx 1hr 15 to London Waterloo.

'The Old Town' is set on, and around, the High Street where you can find two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks.

The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland. Also located in East Cowes is Osborne House, the world famous summer residence of Queen Victoria and Prince Albert with it becoming her retreat after his death.

Further Information

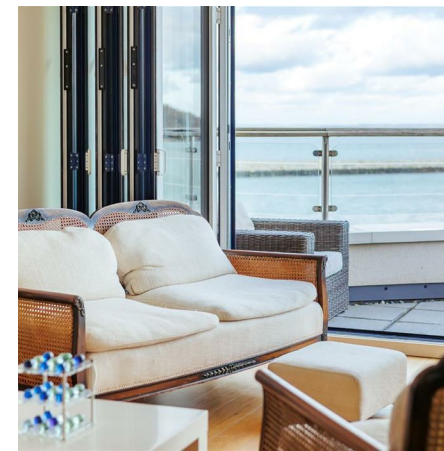
Tenure: 999 year lease from 2007 and share of the freehold

Service charge of £4,021 inclusive of building insurance

EPC: C

Council tax band: G

Mains water, electricity, gas and drainage



- Air conditioning
- Communal gym
- Lift to all floors
- Secure entry system
- Electric radiators

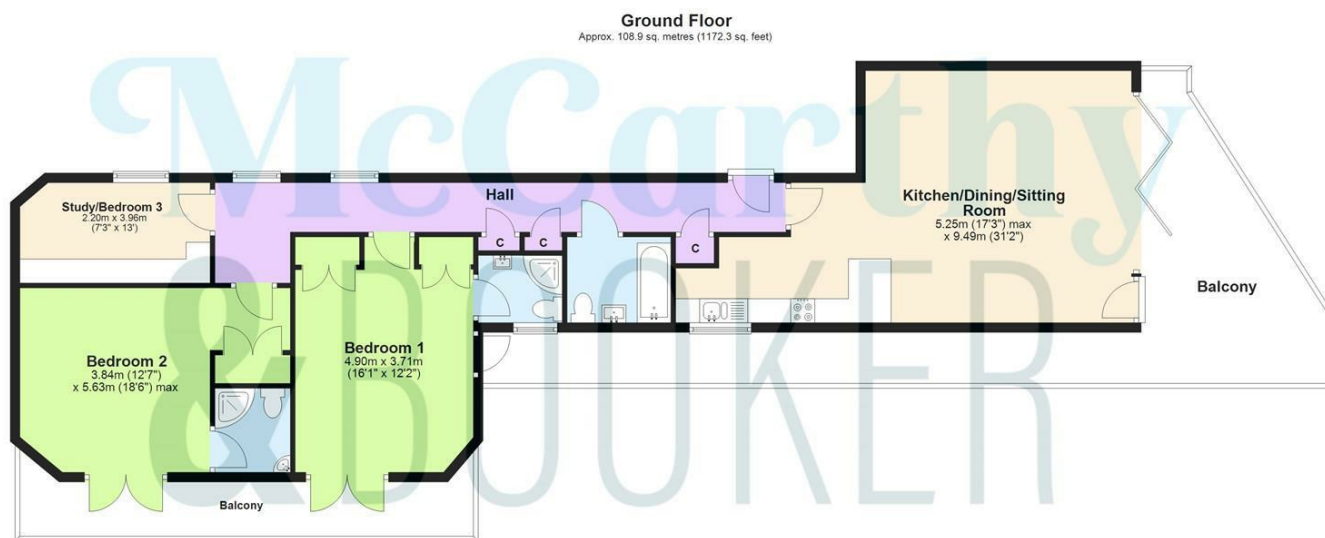
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group. www.silverarchgroup.co.uk Plan produced using PlanUp.

Flat 22 Number One, The Parade, Cowes