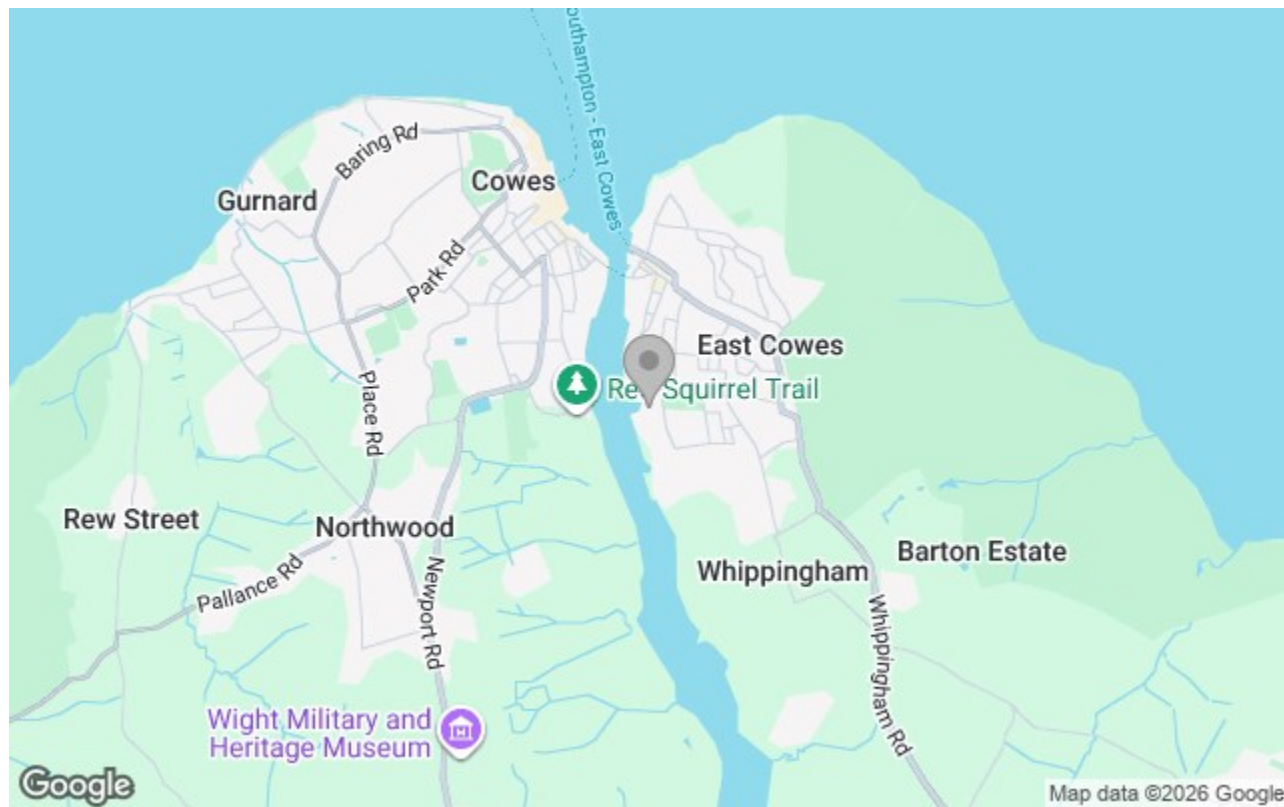




Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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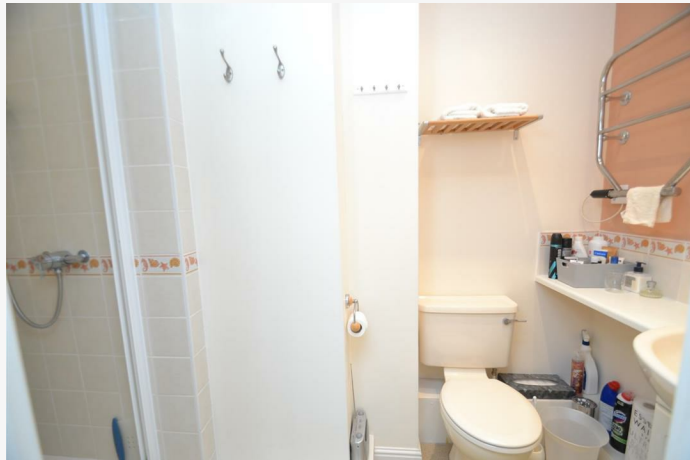
23 Medina View East Cowes, PO32 6LG £229,000

This well presented top floor two bedroom apartment forms part of the East Cowes Marina development and boasts uninterrupted views of the Marina and the River Medina with its active boating scene.

It benefits from a good size lounge with a balcony overlooking the Marina, two double bedrooms with ensuite facilities to the master bedroom, family bathroom , fitted kitchen, allocated parking and visitor parking. The property is offered chain free.

This well presented top floor two bedroom apartment forms part of the East Cowes Marina development and boasts uninterrupted views of the Marina and the River Marina with its active boating scene. There is a gym close at hand purely for the use of Medina View residents and is available for a small annual fee.





TOP FLOOR
737 sq.ft. (68.5 sq.m.) approx.

TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.
We'd every effort has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
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www.isleofwightproperty.com

Communal Entrance Hall:

With access to car parking area. Stairs to second floor.

Entrance Hallway:

With electric storage heater. Built in cloaks cupboard. Built in airing cupboard housing hot water cylinder. Loft access. Security entry phone.

Lounge/Diner: 14'0" 14'0" max (4.27m 4.27m max)

A lovely light and airy room with electric storage heater. UPVC double glazed French Doors to Balcony.

Kitchen: 11'2" x 8'2" (3.40m x 2.49m)

With a range of modern fitted base and wall cupboards with built in drawers and work surfaces. Stainless steel sink unit. Tiled splashbacks. Built in oven, hob and extractor hood. Integrated washer dryer. Integrated dishwasher. Space for small table and chairs.

Master Bedroom: 10'1" plus wardrobe x 10'4" recess (3.07m plus wardrobe x 3.15m recess)

With electric heater. UPVC double glazed window to the front overlooking the marina. Range of fitted wardrobes and drawers.

Ensuite Shower Room:

With tiled shower cubicle. Low level WC and wash hand basin set into vanity unit. Heated towel rail. Extractor fan.

Bedroom Two: 10'10" x 10'5" (3.30m x 3.18m)

With electric heater. UPVC double glazed window to the rear.

Bathroom:

White suite comprising panelled bath with shower over, wash hand basin set into vanity unit and low level WC. Part tiled walls. UPVC double glazed window to the side. Heated towel rail.

Balcony:

A lovely place to sit overlooking the Marina.

Parking:

Allocated parking to the rear plus visitors parking.

Tenure: Leasehold - 974 years remaining

Service Charge: £300.00 each quarter

Ground Rent: £134.75 half yearly

EPC: D

Council Tax: Band B

Council Tax Band: Band B EPC Rating: D

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