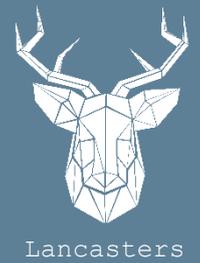




Orchard Place

Cowes
£180,000



Lancasters

Chain Free - 2 bedroom property is located in the heart of Cowes in a much sought after purpose built apartment building. Accessed via a security controlled door system, the size and layout of this property creates a light and airy ambiance, Complete with 2 bathrooms and allocated off street parking. A beautiful lock up and leave or comfortable home by the sea.



2 Bedroom Ground Floor Apartment

Lounge/Diner 18' 2" x 10' 7" (5.54m x 3.22m)

A large bright main reception with plenty of space for lounge and dining furniture - patio doors onto a rear facing balcony.

Kitchen 8' 7" x 6' 4" (2.62m x 1.93m)

Open plan from the lounge - arranged with a series of floor and wall mounted storage units and contrasting counters tops, integrated hob, cooker and fridge/freezer.

Bedroom 1 10' 10" x 10' 0" (3.3m x 3.04m)

A large ensuite master bedroom - Large built in double cupboard/wardrobe storage.

Bedroom 2 12' 7" x 11' 0" (3.83m x 3.35m)

A large additional double bedroom.

Ensuite

Shower and cubicle, w/c and basin.

Bathroom

A large family bathroom, with corner bath, w/c and basin - oversize cupboard with plumbing and space for washing machine and dryer.

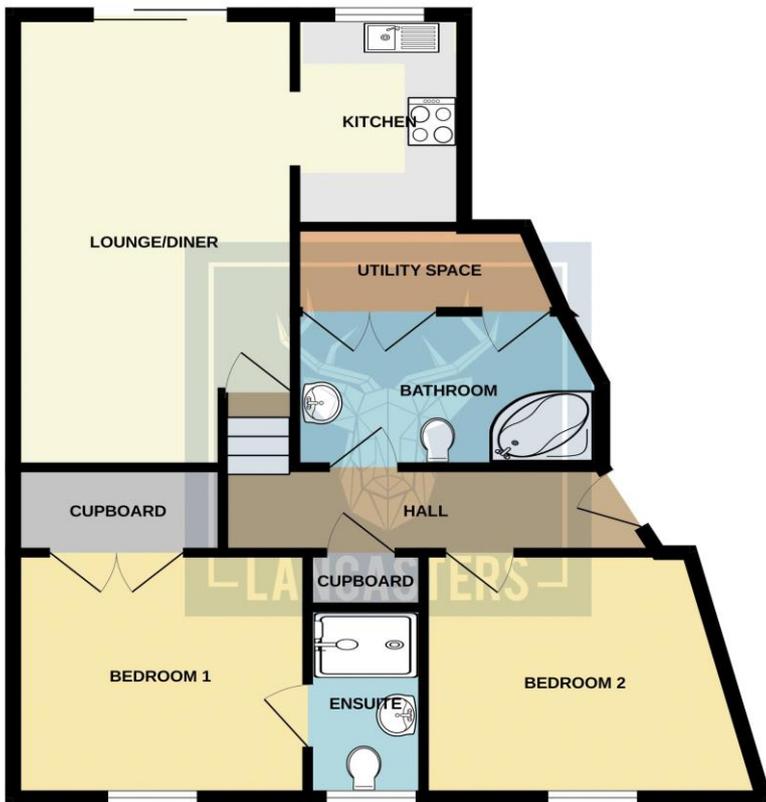
Outside

The building can be entered via the main street which provides level ground floor access to the apartment. In addition - to the rear is an allocated off street parking space and further building access and one flight of stairs up to the property.

Tenure

Leasehold 99 years remaining. Service Charge £625 per annum includes Ground £10 per annum.

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

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.

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Tenure: Leasehold

Council: B

EPC: C

These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.