

eastcoves@wright-iw.co.uk

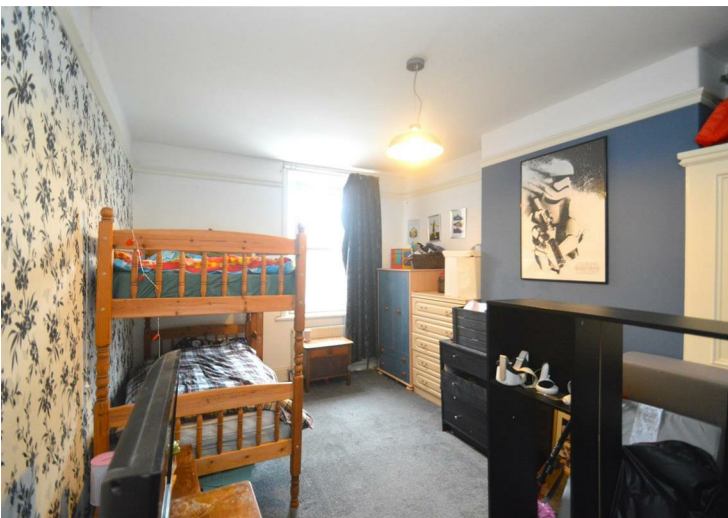
wright  
estate agency



**£140,000**

18a Mayfield Road, East Cowes, Isle of Wight, PO32 6DN







Nestled on the desirable Mayfield Road in East Cowes, this charming first-floor flat presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-proportioned reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The spacious kitchen/ diner has ample space for a dining table.

The flat features a thoughtfully designed bathroom, ensuring convenience for daily routines. Its spacious layout enhances the feeling of openness, making it a comfortable living space for individuals or small families.

Situated in a popular location, this property is conveniently close to local schools, making it an ideal choice for families with children. Additionally, the nearby recreational ground offers a wonderful space for outdoor activities and leisure, enhancing the community feel of the area.

With its combination of space, location, and potential, this flat is a fantastic opportunity for those looking to step onto the property ladder in East Cowes. Do not miss the chance to make this delightful flat your new home.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.

|             |                |
|-------------|----------------|
| Lounge      | 14'7" x 12'2"  |
| Kitchen     | 11'11" x 11'1" |
| Bedroom 1   | 12'2" x 9'3"   |
| Bedroom 2   | 15'8" x 10'2"  |
| Shower room | 7'10" x 6'10"  |

**Tenure**  
Leashold - 950 years remaining

**Council Tax**  
Band B


**Additional Information**  
Service Charge - £50 per annum

**Services**  
Mains gas, water, drainage, electric

**Agents Notes**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.





| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | 69  | 74        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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