eastcowes@wright-iw.co.uk

wright estate agency



Offers In The Region Of £145,000

Apartment 11 Quay House, 24 Church Path, East Cowes, Isle of Wight, PO32 6RL













Set in the charming area of Church Path, East Cowes, this delightful purpose-built apartment offers an ideal opportunity for first-time buyers. The property features a well-appointed reception room which is open to the modern kitchen, a comfortable double bedroom, and a modern bathroom, all designed to provide a cosy and inviting living space.

One of the standout features of this apartment is its allocated parking, ensuring convenience for residents. The property is presented in excellent condition, allowing you to move in with ease and enjoy your new home from day one.

Location is key, and this apartment does not disappoint. It is within walking distance to Waitrose, making grocery shopping a breeze. Additionally, the seafront is nearby, perfect for leisurely strolls by the water. For those needing to travel, ferry connections to the mainland are easily accessible, providing a seamless commute.

This chain-free apartment is a rare find and represents a fantastic opportunity to enter the property market in a desirable area. Whether you are looking for a first home or a sound investment, this well-located and beautifully presented apartment is not to be missed.

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.



Hallway

Lounge	16'10" x 11'8"
Kitchen	9'8" x 7'8"
Bedroom	12'6" x 10'9"
Bathroom	8'1" x 6'8"

Outside
Communal cycle store is located on the ground floor

Parking
There is 1 allocated parking space located at the rear of the property.

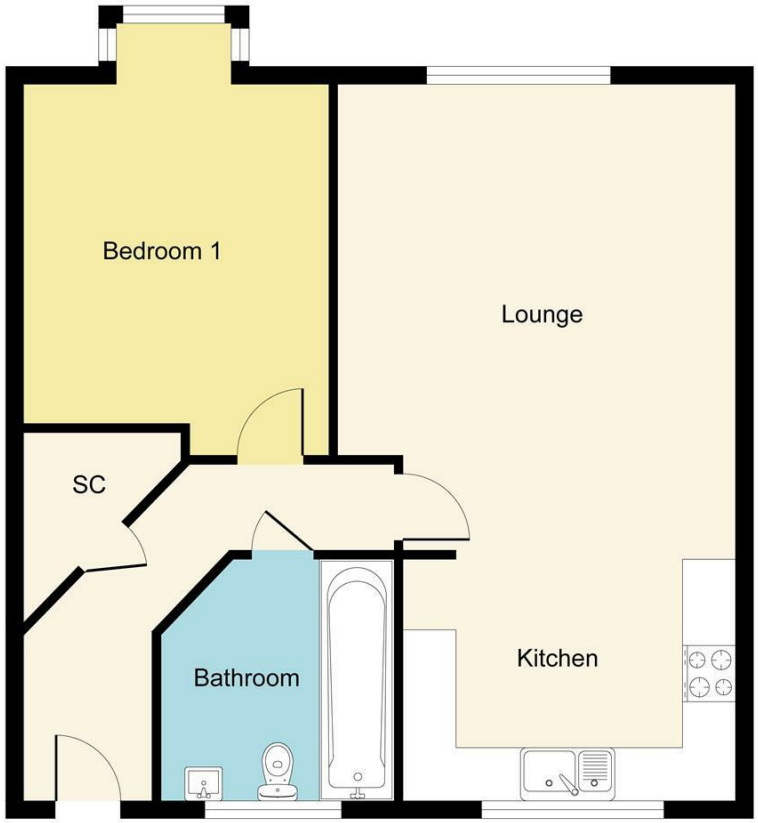
Council Tax
Band B

Tenure
Leasehold

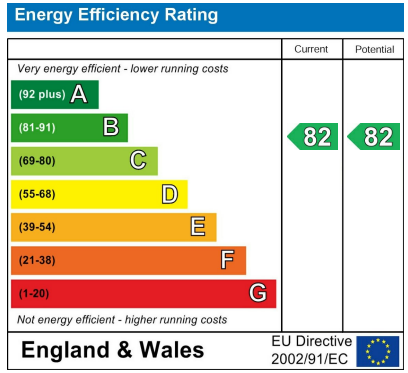
Additional Information
Lease Remaining 142 Years
Service Charges £890 approximately
Ground Rent TBC

Services
Mains water, electric, gas and drainage

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.



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright estate agency