



**MARVINS**  
ESTATE AGENTS



## **1 MARSH ROAD, EAST COWES, PO32 6QZ** **PRICE £195,000**

A superb opportunity to purchase a stylish, recently renovated apartment arranged over two floors, enjoying attractive River views and ideally positioned within easy reach of the Red Funnel terminal and the Floating Bridge to Cowes.

The apartment retains much character and offers well-presented accommodation including a superb fitted Kitchen and Dining area, a comfortable Lounge enjoying River views, and three Bedrooms.

Offering excellent versatility, the property is ideally suited to a variety of purchasers, whether as a second home, a highly appealing holiday let or sailing crew accommodation. Equally, it would make a wonderful home for those looking to enjoy the convenience and vibrancy of town living, with local amenities close at hand.

The property forms part of a building which is also available to purchase as a whole freehold investment. The ground floor of which is currently let to the Ship & Castle pub. Further details are available upon request.

### **COWES OFFICE**

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# 1 MARSH ROAD, EAST COWES, ISLE OF WIGHT PO32 6QZ

Entrance door to:

## HALLWAY

Private entrance off Marsh Road. Stairs off to first floor. Radiator.

## FIRST FLOOR

Stairs off to second floor. Radiator.

## BATHROOM

Contemporary white suite with bath and shower over. WC. Vanity unit with wash hand basin. Heated towel rail. Door to outside roof terrace.

## KITCHEN / DINER

Super bright room with a double aspect. Fitted with a range of contemporary units with integral double oven and gas hob, fridge freezer and dishwasher. Breakfast bar peninsula. Radiator. Spacious Dining area/Living space.

## LOUNGE

Bay window offering views towards the river Medina. Radiator.

## SECOND FLOOR

### LANDING

Radiator.

### BEDROOM ONE

Window with views over the river towards West Cowes. Radiator.

### BEDROOM TWO

Window with side aspect. Radiator.

### BEDROOM THREE

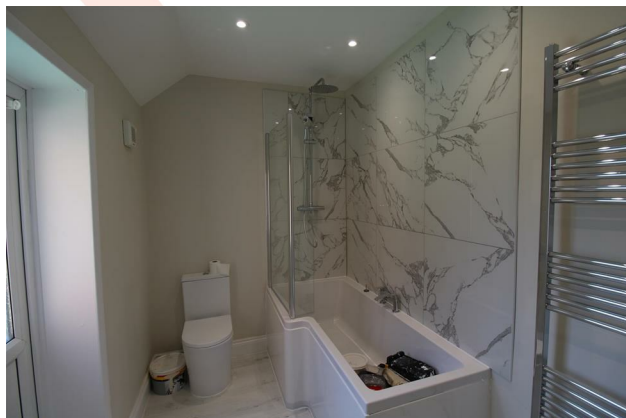
Window with side aspect. Radiator.

## OUTSIDE

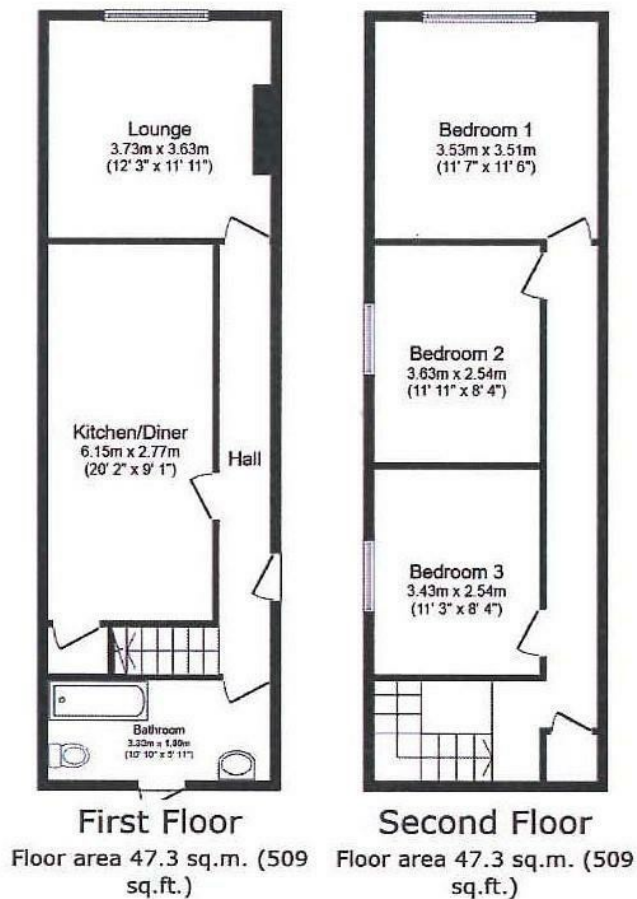
There is a roof terrace accessed via the Bathroom.

## TENURE

A new 999 year lease will be created. Ground Rent to be confirmed. Council tax band A.

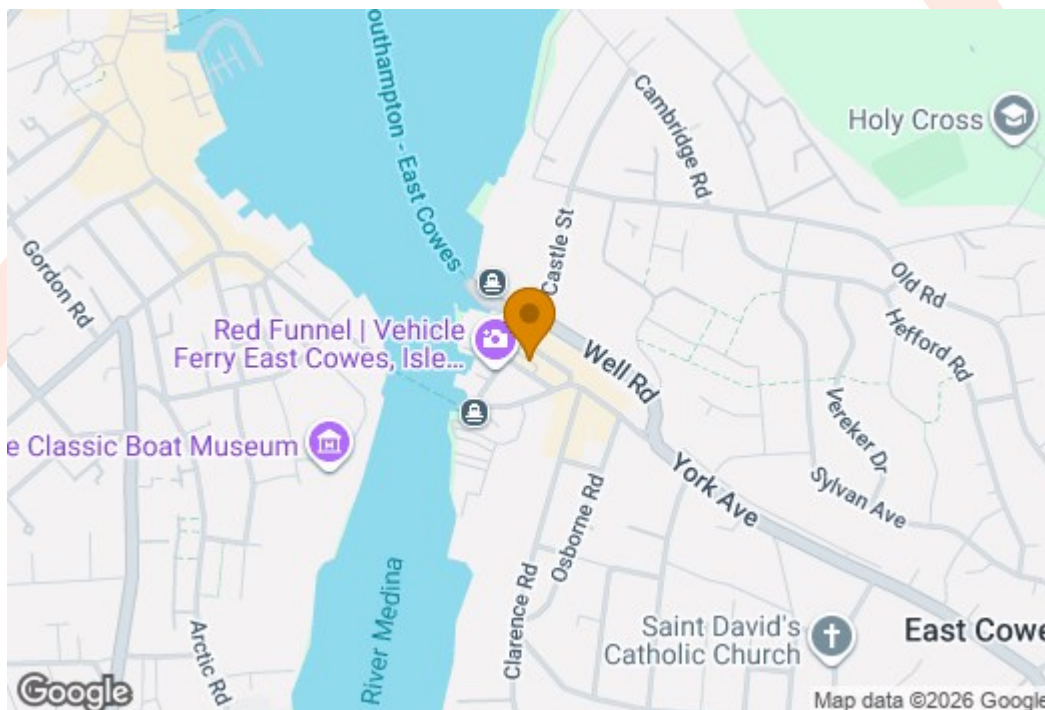






**Total floor area: 94.6 sq.m. (1,018 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



| 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>                            |         |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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