



**MARVINS**  
ESTATE AGENTS



## 217 GURNARD PINES COCKLETON LANE, GURNARD, PO31 8RL

### OFFERS IN EXCESS OF £30,000

This well presented holiday chalet is situated in the ever popular Gurnard Pines Holiday Village. Set in a quiet location the property offers open plan living accommodation within the lounge and kitchen area, two bedrooms and family bathroom. The property benefits from newly fitted bathroom suite and carpets throughout, gas central heating and double glazing. There is a patio area to the front ideal to enjoy a summer bbq or just sit and relax.

#### COWES OFFICE

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### ENTRANCE

Double glazed door leading to living area.

### LOUNGE/KITCHEN

16'3" x 13'7" (4.95 x 4.14)

A light airy room with a large double glazed window giving views over Gurnard Pines. Two wall light points. Radiator. The kitchen area comprises a range of fitted floor and wall mounted units with tiled splash backs and worktops over. Gas cooker point. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Wall mounted Glow worm gas boiler.

### BEDROOM ONE

7'4" x 11'0" (2.24 x 3.35)

Radiator. Double glazed window.

### BEDROOM TWO

7'11" x 8'4" (2.41 x 2.54)

Radiator. Double glazed window.

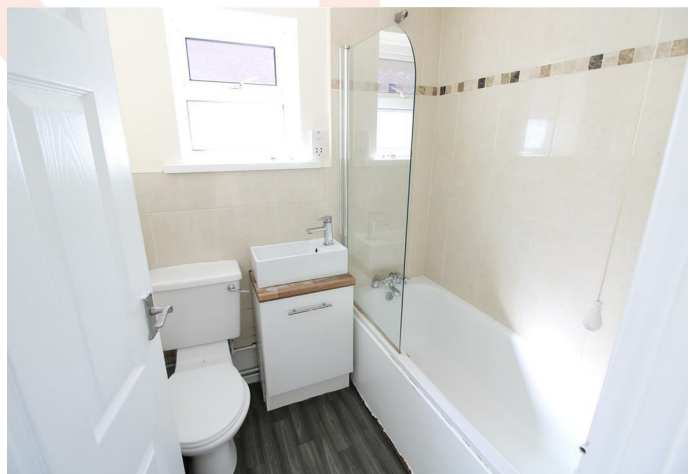
### BATHROOM

Bathroom comprising of panelled bath. Square vanity basin with storage beneath. Low level WC. Fully tiled walls. Double glazed window.

### TENURE

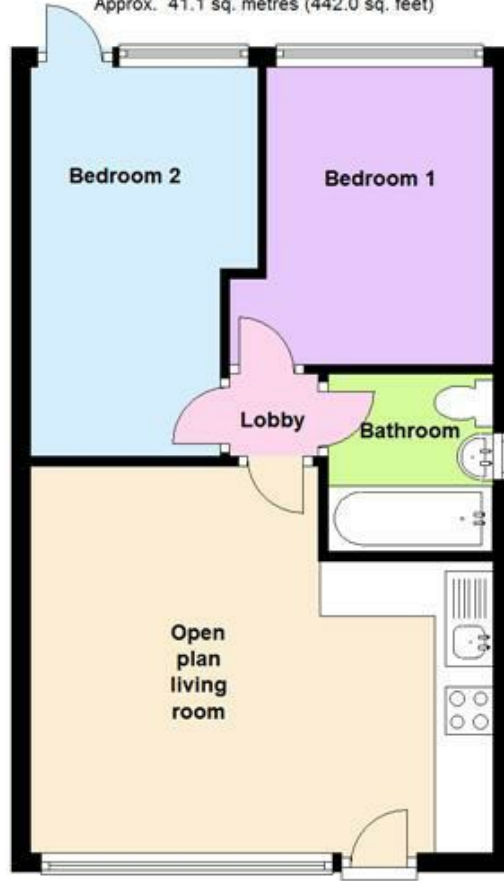
The property is held on a balance of a 99 year lease from 1st October 2000. Approx service charge is £998.86 PA.

The Ground Rent £2732

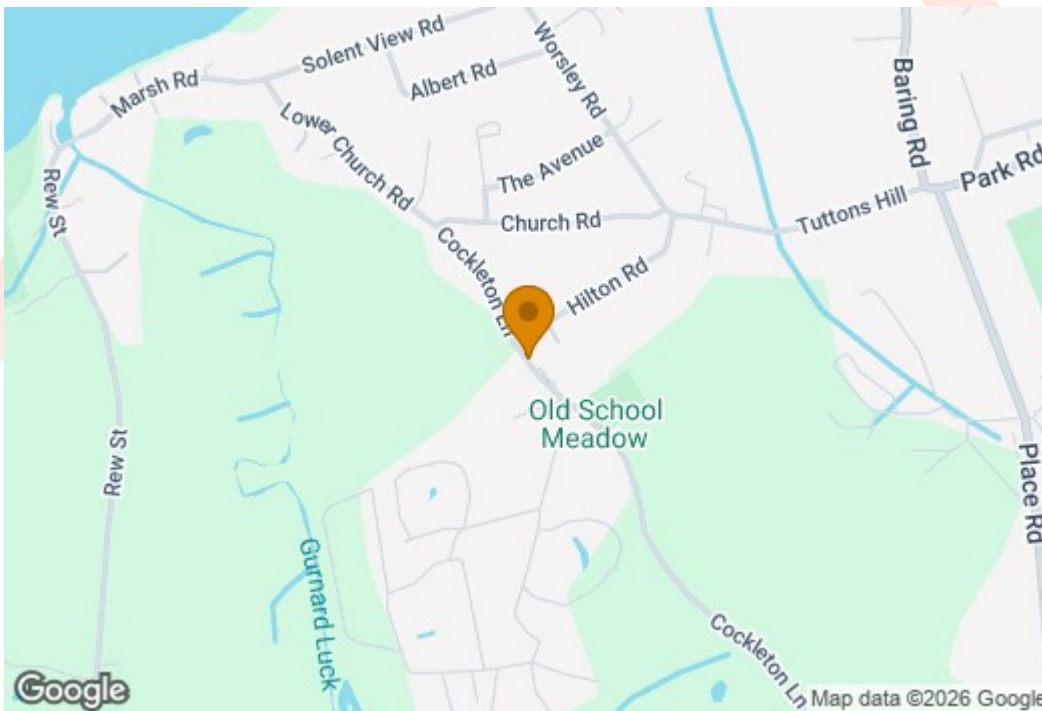


## Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 41.1 sq. metres (442.0 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 91                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 63      |                         |
| (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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