



## 5 BRIARY COURT, COWES, PO31 8BT

**£180,000**

Located just off the seafront in the charming area of Egypt Esplanade in Cowes, this delightful garden-level apartment offers a retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms, this property is perfectly suited for individuals or couples looking to enjoy the comforts of a retirement development.

The apartment features a modern en-suite wet room and further shower room, ensuring convenience and privacy. One of the standout features of this home is the access to a lovely patio and communal gardens, where residents can enjoy stunning views of the Solent.

The apartment is equipped with electric heating and double glazing, ensuring a warm and inviting atmosphere throughout the year. Additionally, a garage is included for, providing secure parking and extra storage space. The Apartment can be purchased without the Garage, price by negotiation.

Offered chain free.

### COWES OFFICE

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## ENTRANCE HALL

Night storage heater, built in airing cupboard housing hot water tank and offering storage. Security entrance phone control.

## LOUNGE

13'11" x 11' 4 (4.24m x 3.35m 1.22m)

Double glazed windows and patio doors leading to gardens and patio area with Solent views. TV aerial point, mock fireplace and surround with electric point and fire. Electric night storage heater. Archway to :

## KITCHEN

A range of fitted floor and wall cupboards, worktops, electric cooker and fridge/freezer, countertop dishwasher included within sale. Fitted sink unit with mixer tap over.

## BEDROOM ONE

8'11 x 14'4 (2.72m x 4.37m)

Double glazed window. Built in wardrobes, electric night storage heater.

## ENSUITE BATHROOM

Comprising vanity washbasin, low level WC and panelled bath with electric shower over. Electric towel rail and dimplex electric wall heater.

## BEDROOM TWO

7'11 x 10' 1 (2.41m x 3.05m 0.30m)

Built in wardrobe cupboards, wall mounted Creda wall heater, wall light point. Moveable mock fireplace.

## WET ROOM/SHOWER

Suite comprising electric shower, low level WC and wash basin. Fully tiled walls.

## OUTSIDE

Surrounding Briary Court there are most attractive landscaped gardens with large communal viewing terrace, lounge and also the use of a heated swimming pool, guest suite and laundry room. Garage

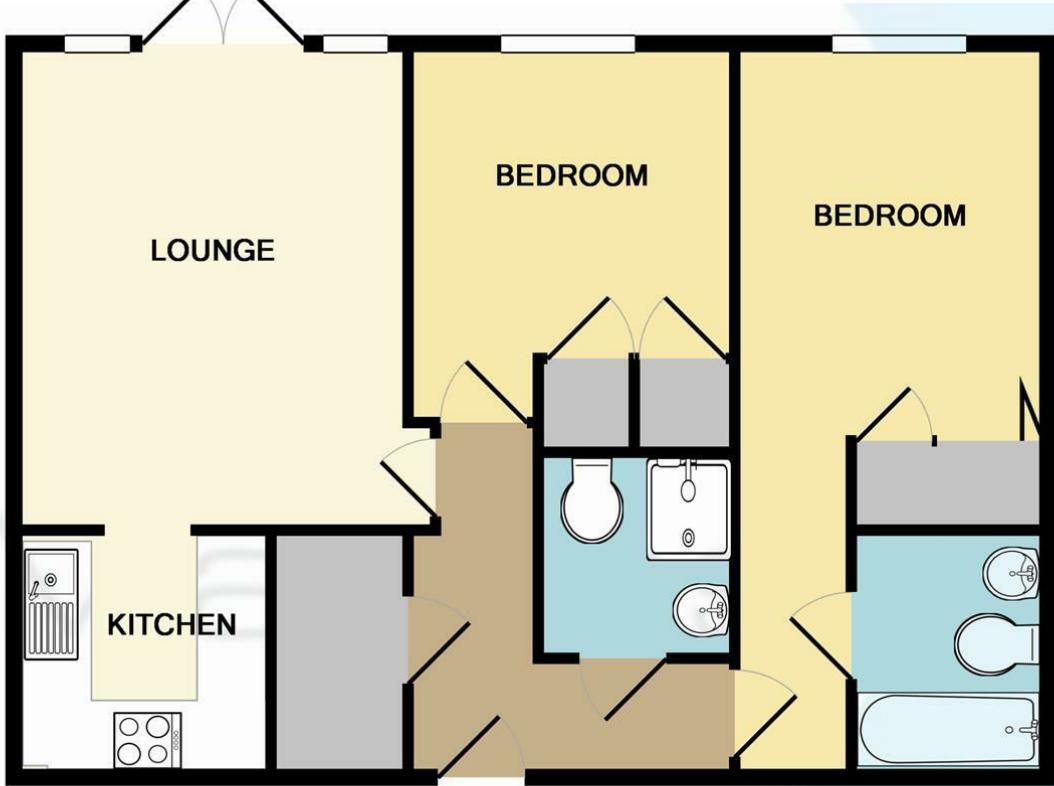
## TENURE

The property is held on a 125 year lease from 1989. Service charge approximately £2601.47 twice yearly. Ground rent approximately £287.85 twice yearly. Ground rent for Garage approximately £6.25 twice yearly.

Council tax band D.



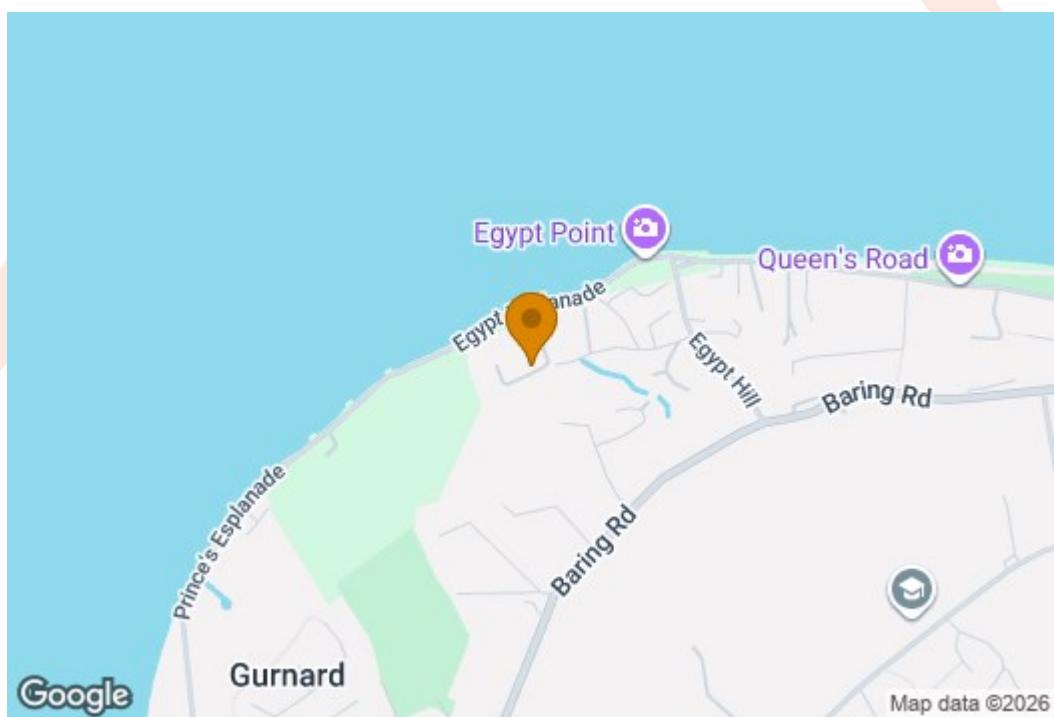




TOTAL APPROX. FLOOR AREA 58.0 SQ.M. (624 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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