eastcowes@wright-iw.co.uk

wright estate agency



£110,000

115A Medina Park Folly Lane, East Cowes, Isle of Wight, PO32 6JR





















Situated in a rural and tranquil setting is this beautifully presented static park home offering a good size wrap around garden. Originally built as a two bedroom this 44ft x 12ft Omar park home is spacious throughout and is located on the central side of Medina Park and enjoys a sought after and peaceful setting with pathways offering a colourful surrounding to this comfortable home.

The accommodation is light throughout and comprises of a welcoming hall with storage, double aspect lounge, kitchen with dining area , one bedroom and shower room wc. Additional features include double glazing, gas central heating and a good size garden. There is off road parking to the front of the property. This stunning location has a lovely community feel therefore we highly recommend a viewing to fully appreciate the accommodation and location on offer.

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 a mile away.

Hallway	
Lounge	13'3" x 11'6"
Kitchen/ diner	15'5" x 11'8"
Bedroom	12'7" x 11'5"
Shower room	6'3" x 5'4"

Outside
The static home has a wrap around garden that comprises, lawn areas, mature shrubs and bushes, patio area and timber shed.

Parking
Allocated parking is located to the front of the property.

Tenure
Indefinate lease

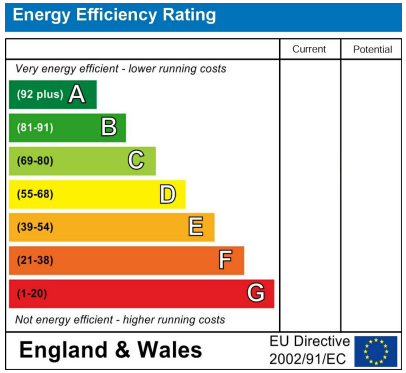
Council Tax
Band A

Additional Information
Tenure - Indefinate Lease
Over 50's Only
10% Payback on resale
Ground Rent - £161.67 per month
Sewage Charge - £15.59 per month

Services
Unconfirmed gas, electric, telephone, mains water 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.







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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