



## Admiral Gardens

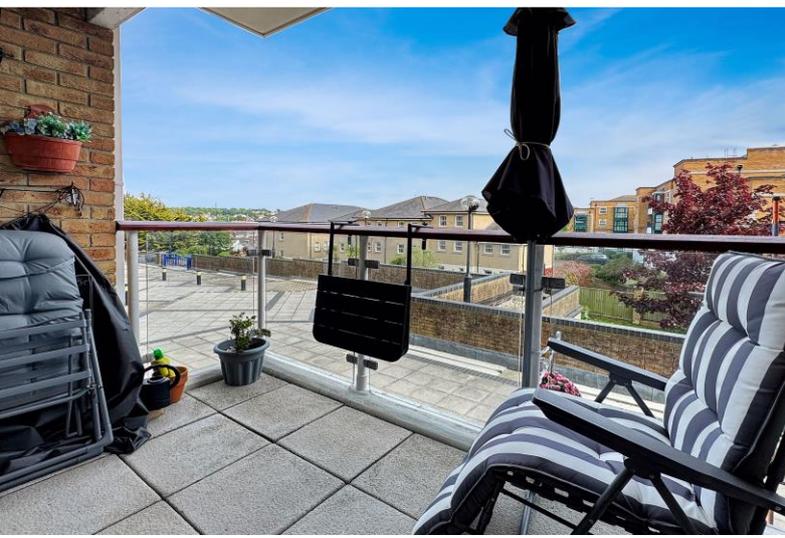
Cowes

£230,000



Lancasters

A purpose built, spacious ground floor apartment located in a well maintained building close to all the amenities of Cowes, with the added bonus of an under croft parking space. 2 double bedrooms- open plan living space with superb harbour views!! Buy to Let potential rent of circa 900 pcm. This is a unique apartment with a 'lock up and go' solution for buyers looking for a holiday home or a perfect spacious home with nothing to do- just move in and enjoy the view!



## 2 Bedroom Ground Floor Apartment

### Entrance

The building has gated access from the street and secure intercom entry to all doors.

### Hall

2 large storage cupboards and accommodation off.

### Lounge/Diner 19' 8" x 17' 5" (6.0m x 5.3m) L-Shape

A bright main dual purpose reception - Space enough for both reception and dining furniture - in addition even a home office set up! Complete with picture windows and sliding doors onto a spacious balcony with views towards the harbour and Osborne bay.

### Kitchen 12' 9" x 8' 2" (3.88m x 2.5m)

A large kitchen with a series of original floor and wall mounted storage units. Integrated hob and cooker. Space and plumbing for additional white goods.

### Bedroom 1 12' 9" x 11' 6" (3.88m x 3.5m)

A large double bedroom with fitted wardrobe storage.

### Bedroom 2 14' 9" x 8' 2" (4.5m x 2.5m)

A lovely spacious spare double bedroom. built in wardrobe.

### Bathroom

An internal family size shower room with extractor. Shower cubicle, basin, w/c and heated towel rail.

### Outside

The property can enjoy the use of the communal gardens and terrace. The property also has a n allocated under croft parking space - this can be accessed via a lift or stairs from the hall outside the apartment.

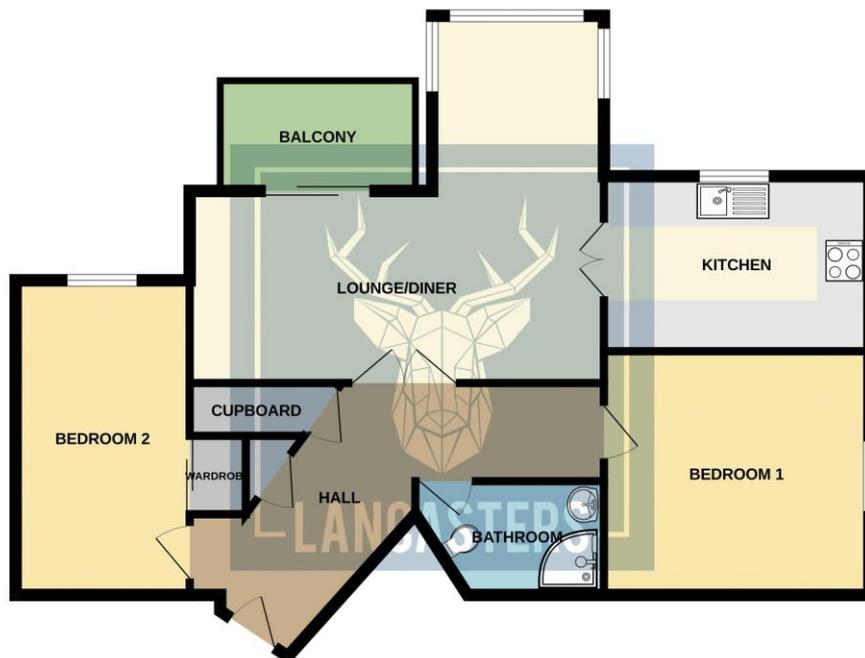
### Tenure

Share of Freehold Lease 965 years remaining. Service charge £3024.p.a £252.00pcm No Ground rent

### N.B

The building is currently having some remedial works done to the exterior cladding - this is in line government guidelines. As such the building does not have a EWS1 certificate - Any buver purchasing with a mortgage must check with their lender - to

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Tenure: Share of Freehold  
Council: D  
EPC: C



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.