eastcowes@wright-iw.co.uk

wright estate agency



£195,000

17 Medina View, East Cowes, Isle Of Wight, PO32 6LG





















Nestled in the desirable cul-de-sac of Medina View, East Cowes, this immaculate second floor apartment offers a splendid opportunity for first-time buyers or those seeking a charming holiday home. With two well-proportioned bedrooms and two bathrooms, this property is designed for comfortable living.

The highlight of this apartment is undoubtedly the views of the River Medina, which can be enjoyed from the private balcony. The light and airy Lounge/ diner creates a welcoming atmosphere, perfect for both relaxation and entertaining. The kitchen has ample units and is ideal for any budding cook.

Additionally, the property benefits from allocated parking, ensuring convenience in this sought-after waterside location, communal garden areas to enjoy the picturesque setting and full access to the residents only gym.

This lovely apartment is not just a home; it is a lifestyle choice, offering the perfect blend of modern living and picturesque surroundings. Do not miss the chance to make this stunning property your own.

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 under a mile away.

Communal Entrance To Front

Door to:

Entrance Hallway

Kitchen	10'6" x 6'5"
Lounge	17'6" x 11'11"
Bedroom 1	11'8" x 10'5"
Ensuite	
Bedroom 2	10'10" x 10'6" into recess
Bathroom	6'10" x 6'4"

Outside
Door from Lounge and sliding patio doors from Bedroom 1 to balcony with space for table and chairs to sit and enjoy the side views to the River Medina. Allocated parking for one car is situated to the rear of the property, plus some visitors parking spaces are also available. Owners have access to use of a gym which is located a short distance from the property.

Tenure
Leasehold

Council Tax
Band 'B'

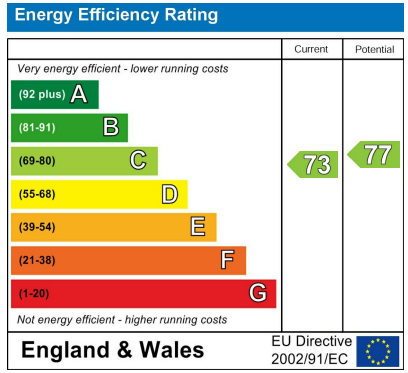
Additional Information
Remaining Lease - 972 Years
Service Charges - £1300 per annum
Ground Rent - £275.80

Services
Unconfirmed electric, telephone, mains water and drainage.

Agents Note
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.



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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