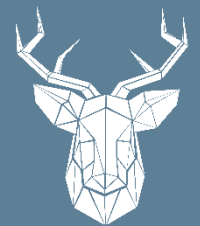




# Bath Road Cowes £225,000



Lancasters

Situated within the heart of 'old' Cowes, this upper floor apartment is an ideal lock up and leave or holiday home investment. Offered CHAIN FREE there are views of the sea from the front aspect. Just seconds from the parade and only a short walk for the Redjet ferry. Comprising of a spacious lounge/diner with sea views, 2 large double bedrooms, bathroom and kitchen.



## 2 Bedroom Second Floor Apartment

### Lounge/Diner 14' 9" x 11' 10" max (4.5m x 3.6m)

A large reception room with window seat. View of the sea. Space for lounge furniture and sizable family dining table and chairs.

### Kitchen 12' 10" x 4' 8" (3.9m x 1.42m)

A galley style kitchen fitted with floor and wall units. plumbing for washing machine and dishwasher. Side aspect window.

### Bedroom 1 13' 1" x 11' 6" max (4.0m x 3.5m)

A large and bright bedroom with double aspect. Built in shelf storage.

### Bedroom 2 12' 6" x 10' 2" (3.8m x 3.1m)

A second, good size double bedroom. Side aspect window.

### Bathroom

Fitted with bath, w/c and basin. Electric shower and screen over the bath. Built in airing cupboard. Extractor fan.

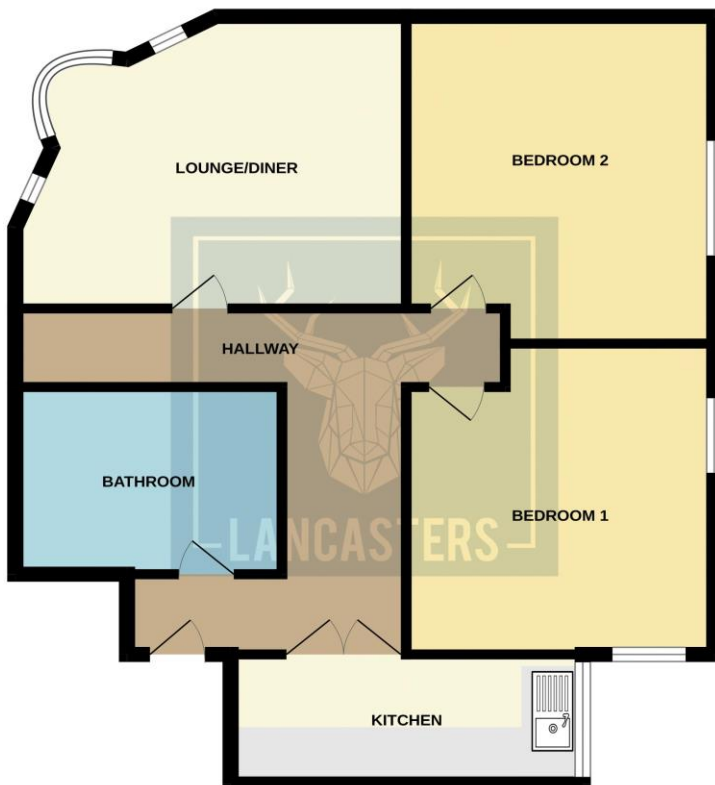
### Tenure

Share of Freehold Lease of 850 years from 2014 - 838 years remaining. 2026 service charge was £1576.00 Managed by John Rowell Property Management

### N.B

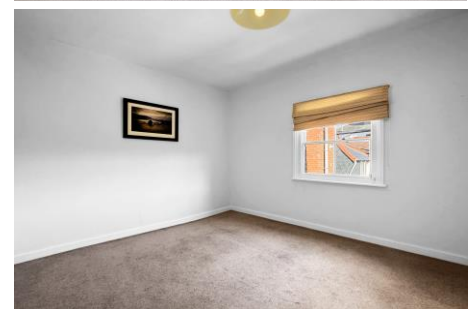
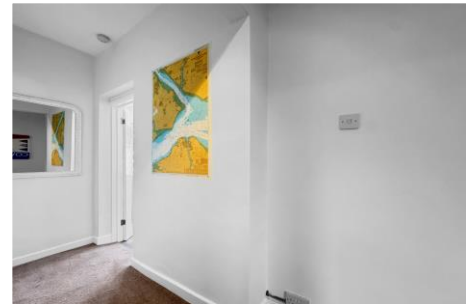
This property is all electric - NO gas.

SECOND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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: B

EPC: D

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.