eastcowes@wright-iw.co.uk

wright estate agency

£150,000

Apartment 3 1 Clarence Road, East Cowes, Isle of Wight, PO32 6EP

This Grade II listed first floor apartment is finished to a very high standard in a contemporary style that sympathetically enhances the charm and character of the building.

The light and airy accommodation comprises a spacious and welcoming hallway, open plan living space with modern kitchen with integrated appliances, two bedrooms and bathroom with a modern white suite. Additional features include gas central heating.

This is a good opportunity to acquire a beautiful apartment in the coastal resort of East Cowes, which 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 half a mile away. To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.

Communal Entrance To Front
Stairs To First Floor

Further Door to:

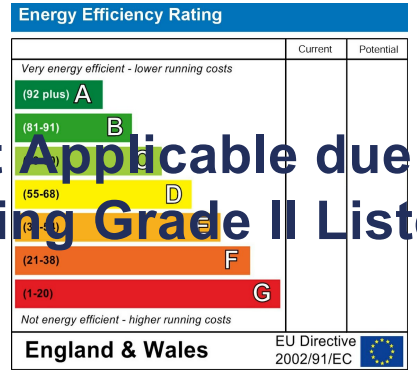
Entrance Hallway	9'7" x 7'4"
Open Plan Kitchen/ Living Area	15'6" x 9'7"
Bedroom 1	12'4" x 8'3"
Bedroom 2	7'9" 7'5"
Bathroom	9'1" x 5'1"

Additional Information
Lease: 125 years from 2022
Service Charge: TBC
Ground Rent: £250 per annum
Service Charge Review Date: TBC

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax
Band A

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.



Not Applicable due to being Grade II Listed

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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