



£174,950

4 Cavalier Quay, East Cowes, Isle Of Wight, PO32 6EW



If you are looking for a property with a special outlook then this is the one for you! This first floor apartment is set in a enviable position situated on the waterfront of East Cowes Marina with views of the Marina and River Medina which can be enjoyed from your own balcony.

The entrance hall to the apartment leads to the two bedrooms, bathroom, kitchen and lounge/diner. Should you be looking for some outside space then the balcony which is accessible from both the lounge and bedroom 1 is the ideal place to enjoy the evening sunsets and to watch the boats sail by.

The property also benefits from allocated parking. The apartment is in a handy location, a short walk away from East Cowes town and its transport links to Newport, Ryde and also Southampton should you be looking for something that provides an easy commute to the mainland. To arrange a viewing please phone The Wright Estate Agency on 01983 281010.



Communal Entrance

Door To

Entrance Hallway

Lounge 16'11" x 11'8"

Kitchen 9'10" x 6'2"

Bathroom 6'0" x 6'0"

Bedroom 1 12'11" x 10'4"

Bedroom 2 12'7" x 6'11"

Outside

Allocated parking is situated to the rear of the apartment block.

Leasehold Information

125 years from June 1998

Ground Rent - £125 per annum

Service Charge - £374.17 per 6 months

Services

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

Council Tax

Band B

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

FIRST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
While 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
estate agency

