



£102,500

22 Cockerell Rise, East Cowes, Isle of Wight, PO32 6JL





Coming Soon, please call to register your interest !

This purpose built second floor apartment is set within a quiet and peaceful location with the added benefit of an allocated parking space. The communal gardens are well maintained and offer seating areas to fully enjoy the setting.

This spacious apartment requires complete modernisation and comprises of a hallway with storage, lounge with space for a dining table, separate kitchen, two double bedrooms and bathroom wc. Additional features include residents drying area, communal garden and allocated parking space. The apartment also boasts lovely views towards Cowes town.

This is a great opportunity to acquire a spacious 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.

Entrance Hall

Lounge 15'11" x 10'9"

Kitchen 7'10" x 6'11"

Bathroom 7'9" x 5'1"

Bedroom 1 13'4" x 7'11"

Bedroom 2 11'7" x 9'10"

Outside

Surrounding the block are the well kept communal gardens with various seating areas and communal laundry drying area. The parking area is situated to the side of the block with one allocated parking space with further visitors parking available.

Additional Information

Lease Remaining 950 years
 Maintenance Charges - £80.00 per month
 No Ground Rent
 1/32 of Freehold

Council Tax

Band A

Services


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

Agent Notes

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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