

## Cowes, Isle of Wight



- **1 Bedroom retirement apartment**
- **Residents parking**
- **Sea view**
- **Wonderful esplanade position**
- **Chain free**



## About the property

A view across the Solent, a tucked away position within the building, communal facilities, guest suites and a swimming pool! There are more than enough reasons to come and see this flat than just a few words can justify, so our best advice is to step through the front door and discover for yourself why this is such a popular place to live.

Internally, there is a good sized bedroom, the master bedroom is bright, light and airy linking into the hallway with a shower room fitted with walk-in facilities and a window too. The lounge and kitchen are fairly open plan with a Juliet balcony offering the fabulous outlook onto the sea.

The building is set within mature gardens and beautiful copse land. There are excellent communal facilities here including the use of lifts to serve all floors, the on site house manager, communal laundry room and the swimming pool to keep you active and fit. The flat is offered for sale chain free by the current owner and is ready for you to move into straight away to start the next chapter in your life.

Council Tax Band C  
Local Authority - Isle of Wight Council  
EPC - D  
Tenure - Leasehold  
Ground rent £261.69 paid every six months  
Maintenance £1544.62 paid every six months  
years lease TBC

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Communal Entrance

Lift To all Floors

### SECOND FLOOR

Entrance Hall

Lounge/Diner 17'5 x 10'8

Kitchen 7'4 x 5'7

Bedroom 14'2 x 8'10

Walk in Shower room

Communal Facilities

On-Site House Manager

Guests Suites

Swimming Pool

### OUTSIDE

Residents Parking

Mature Communal Grounds

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

