

Flat 4 Anchorage Court

19 Albert Way, East Cowes, Isle of Wight PO32 6GA

£125,000
LEASEHOLD



Close to local amenities and mainland travel connections, this beautifully presented one-bedroom apartment comes complete with a private south facing balcony and an allocated parking space.

- Immaculately presented ground floor apartment
- Sought-after location in Hawthorne Meadows
- Allocated parking space for one vehicle
- Double-glazed windows and gas central heating
- Fresh white décor and upgraded flooring throughout
- Updated and well-maintained by the current owner
- Open plan living space, double bedroom and a bathroom
- Short walk to the amenities of East Cowes
- Conveniently positioned close to mainland travel links
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 2013, Anchorage Court is a well-maintained block of 12 apartments and is conveniently located in a central position within the Hawthorn Meadows development in East Cowes. In single ownership since new, Apartment 4 has been updated by the current owner and is beautifully presented, plus it has the added benefit of being on the ground floor, with level access from the adjacent private car park. Accommodation comprises a welcoming entrance hall, open plan kitchen/living room with French doors out onto the balcony, a double bedroom and a bathroom, all featuring crisp white décor and upgraded flooring.

Hawthorn Meadows is situated in a peaceful residential area of East Cowes within walking distance to many enviable amenities including a Waitrose supermarket, convenience store, medical centre, plus a range of shops and restaurants. Home to Queen Victoria's magnificent former residence, Osborne House, East Cowes has a quiet shingle and sand beach which is ideal for family days out and enjoys fantastic views across the Solent and out towards Cowes marina. The Red Funnel car ferry service to Southampton is just a short walk away, and further amenities and high speed ferry links of Cowes are just a short chain-ferry ride away across the River Medina. This super-convenient, central location is served by Southern Vectis bus route 4, linking the town with Ryde, and bus route 5, linking with the County town of Newport.

Welcome to Flat 4 Anchorage Court

Approaching via the block-paved private parking area, a storm porch covers a secure front door, with entry phone system for access to the apartments. A smart communal entry hall has a large inset welcome mat and attractive tiled floor, and a smart panel door provides access to Flat 4.

Entrance Hall

6'6" x 3'7" (1.99m x 1.10m)

The fresh white décor and high-quality dark vinyl flooring starts in the entrance hall and flows through the apartment to create continuity and a light, bright ambience. The hallway has the entry phone receiver, a contemporary vertical radiator and recessed spotlights. Doors lead to the living room, bedroom, bathroom, and to a useful full-height built-in cupboard which neatly conceals the electrical consumer panel.

Open Plan Kitchen/Living Room

18'6" x 10'0" (5.64m x 3.07m)

The kitchen and living room has a fantastic open-plan layout. The kitchen is a mix of floor and wall cabinets, finished with contemporary glossy black doors, complemented by stainless fittings and chic white stone-resin worktops. The kitchen has a combination of recessed spotlights and under-cabinet lighting, and integrated appliances include a high-level oven, twin electric hob, fridge and a washing machine, and there is also an inset stainless-steel sink with a swan neck mixer tap. A matching peninsula has space for stools, and creates a soft divide between the kitchen and living areas, creating a very social space. The living area is well proportioned, and has a wall of glass to one end, with French doors leading on to the balcony.

Balcony

10'0" x 4'3" (3.07m x 1.30m)

An enviable private outside area, with views over the car park and surrounding green space, the balcony has inset LED lighting and an elegant balustrade.

Bedroom

12'9" max x 9'0" (3.90m max x 2.75m)

The good size double bedroom continues the fresh white theme, and has a bright ambience with a large window to the front aspect and recessed spotlights. A built-in cupboard is home to a Potterton combi boiler, and a further pair of fitted wardrobes provide additional useful storage.



Bathroom

6'4" x 6'4" (1.95m x 1.95m)

Fully tiled in white, the bathroom is also light and bright with recessed spotlights, reflected by a large fitted mirror which spans the length of the bath. The white suite comprises a pedestal basin with a mixer tap and a mirror over, a matching dual-flush low-level WC and a full-size bath with a shower over and a glass screen. The bathroom also has a contemporary anthracite heated towel rail, a shaver socket and an extractor fan.

Flat 4 presents a fabulous opportunity to purchase an immaculately presented ground-floor apartment, set in a popular and convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 155 Years from 2013

Pets Allowed: No

Holiday Letting Allowed: Yes

Ground Rent: £150 (Approx - TBC) per annum

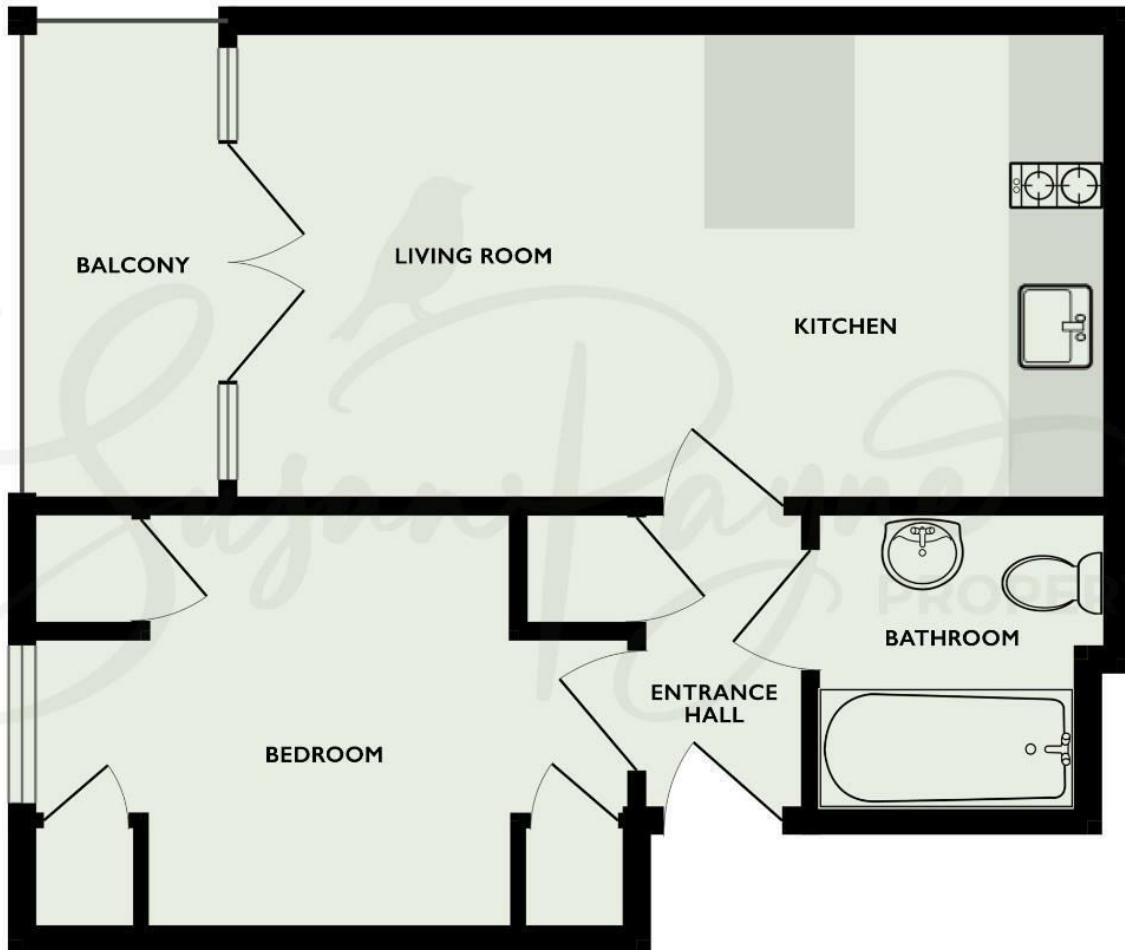
Maintenance Charge: £755.92 (Approx - TBC) per annum

Estate Charge: £119.03 (Approx - TBC)

Council Tax Band: A

Services: Mains water, gas, electricity and drainage

Ground Floor



TOTAL FLOOR AREA : 409 sq.ft. (38.0 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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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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