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16 Briary Court Egypt Esplanade, Cowes, PO31 8BT

£199,000

This ground floor, two bedroom apartment is located in an enviable position, close to communal facilities including the indoor swimming pool, residents lounge and laundry facilities. This apartment opens up onto the main garden terrace and commands stunning Solent views. The accommodation includes shower room and en-suite bathroom to the main bedroom. Briary court is a purpose built, retirement development located just off the seafront with lovely communal gardens. Included with the sale of this home is a separate garage. Viewing is recommended by appointment.

Cowes Office

41a High Street, Cowes, Isle of Wight, PO31 7RS
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Entrance Hall
Large storage cupboard, storage heater. Doors off to:

Living Room
11'4" x 15'6" (3.45m x 4.72m)
Double glazed patio doors leading out to patio area and communal gardens. Feature fireplace, wall lights, storage heater. Uninterrupted views across the Solent. Archway leading to:

Kitchen
6'8" x 7'2" (2.03m x 2.18m)
A range of floor and wall cupboards, space for dishwasher, built in double oven and electric hob with extractor over. Stainless steel sink with mixer tap, tongue and groove splashbacks. Under unit lighting.

Bedroom Two
12'5" x 7'11" (3.78m x 2.41m)
Double glazed window and fitted mirrored wardrobes. Sea views.

Shower Room
5'2" x 5'5" (1.57m x 1.65m)
Walk in shower, washbasin with storage under, low level WC, heated towel rail, wall mounted electric dimplex heater. Light/shaver point.

Bedroom One
18' x 8'11" (5.49m x 2.72m)
Double glazed window providing sea views, built in mirrored wardrobes, night storage heater, wall light.

En-Suite
5'8" x 6'8" (1.73m x 2.03m)
Double walk in shower, low level WC, washbasin with storage under. Heated towel rail, electric dimplex wall heater. Light/shaver point.

Outside
Surrounding Briary court there are delightful communal gardens; this apartment offers direct access to these. Inside Briary court there are communal facilities, including an indoor swimming pool, residents lounge, guest suite and laundry facilities. This apartment has its own Garage with power and light. 22'11" x 9' 10"

Tenure
Leasehold, 125 years from 1989. Service charge £5386.00 per annum. Ground Rent £575.70 per annum. Garage Rent £12.50 per annum.

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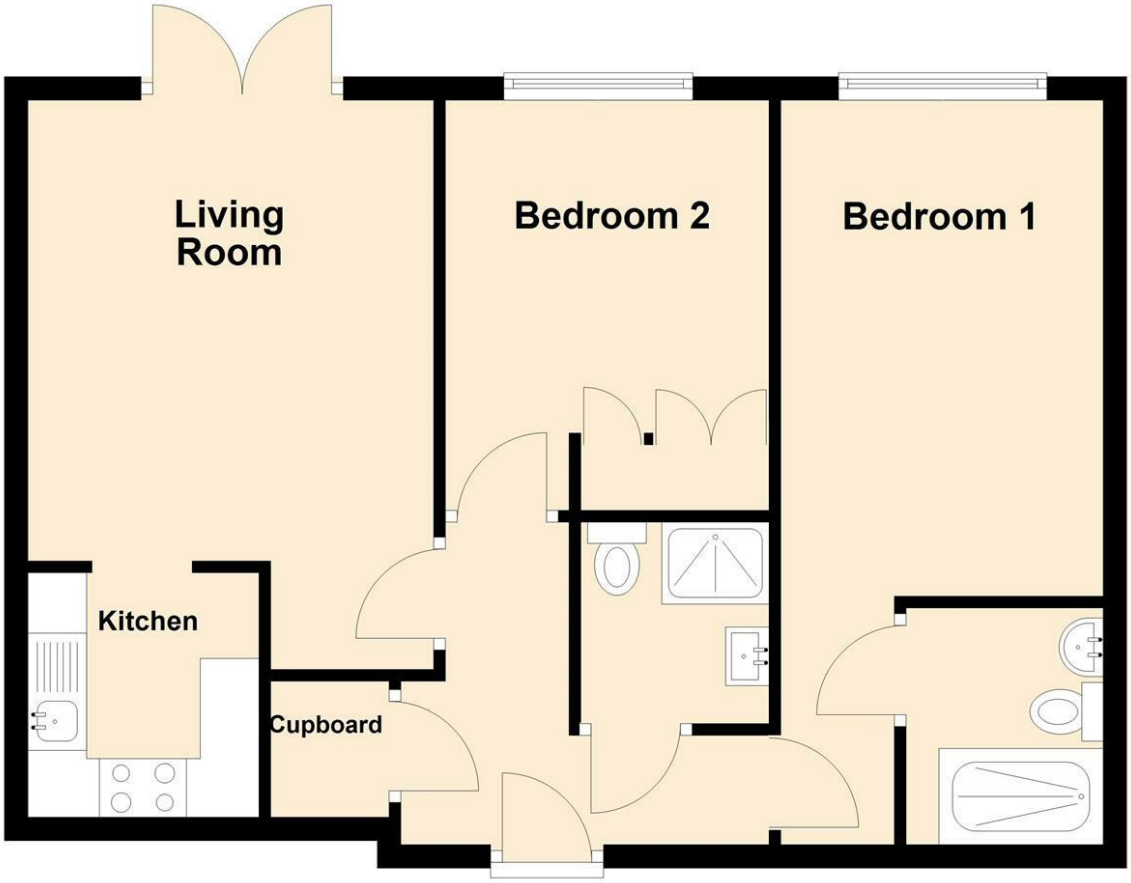
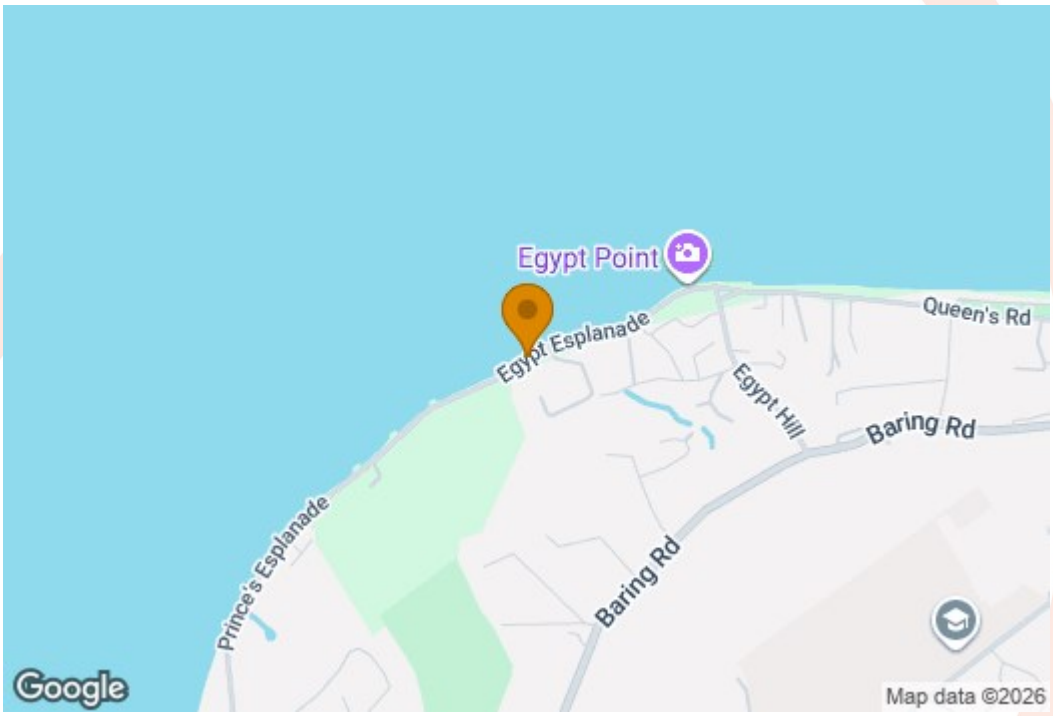
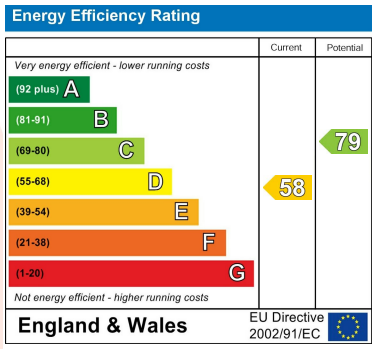
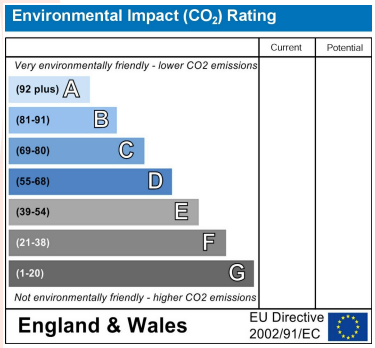
Ground Floor









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