



MARVINS
ESTATE AGENTS



APARTMENT NO 2 QUEENS ROAD, COWES, PO31 8BB

£499,000

Located very conveniently for Cowes town, on the sought after Queens Road, this delightful Apartment offers a perfect blend of comfort and convenience. With two bedrooms and a Dressing Room/Study this residence offers a spacious Lounge/Diner with panoramic Solent views with all its busy maritime activity. Access to its own large terrace. En-suite to the Main Bedroom and further Bathroom. Gas heating and double glazing installed. Within the main building there is also a private storage room belonging to this flat. Secure under croft parking for two vehicles and a shared communal terrace with pedestrian access to the seafront. Great full time home or Lock up and go, being convenient to Cowes town with its vibrant high street and the high speed passenger ferry service to Southampton Do not miss the chance to make this lovely flat your new home. A fantastic vantage point to watch the racing off Cowes, Follow this link <https://www.youtube.com/watch?v=eRCPTsueoE&t=18s>

COWES OFFICE

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APARTMENT NO 2 QUEENS ROAD, COWES, ISLE OF WIGHT PO31 8BB

ENTRANCE HALL

Security entry control phone. Built in cloak cupboard. Built in cupboard housing hot water tank. Built in cupboard housing gas boiler. Radiator.

LOUNGE/DINER

19'4 x 22'7 (5.89m x 6.88m)

Feature fireplace with mantel and surround. Double glazed sliding door leading onto large terrace. Double glazed window with panoramic Solent views. Two radiators.

KITCHEN

9'4 x 9'4 (2.84m x 2.84m)

Fitted with a range of floor and walls cupboards with bevel edged worktops over. Stainless steel sink with mixer tap over. Integrated microwave and oven, with electric hob and extractor fan over. Integrated Bosch dishwasher. Space and plumbing for washing machine.

BATHROOM

Panelled spa bath with mixer tap and shower over. Vanity wash basin and low level WC with concealed cistern. Radiator. Fully tiled walls.

BEDROOM ONE

12'1 x 8'5 (3.68m x 2.57m)

Built in wardrobe. Double glazed window to front. Radiator.

EN-SUITE

2'7 x 5'1 (0.79m x 1.55m)

Comprising shower, sink and WC.

BEDROOM TWO

7'9 x 11'5 (2.36m x 3.48m)

Double glazed window to front. Radiator. Built in wardrobe.

STUDY/DRESSING ROOM

8'2 x 6'2 (2.49m x 1.88m)

Double glazed window to side. Built in wardrobe. Radiator.

OUTSIDE

A remote control up and over door gives access to the secure under croft parking area where there are two spaces parallel to each other allocated to Apartment No 2. From the main building there is access to the storage room 9'5" x 5'5". Electric supply. The rear of Grantham Court offers communal rear gardens again with stunning sea views and gated access to the seafront walk.

TENURE

Council Tax Band G

Share of Freehold. No Pets.

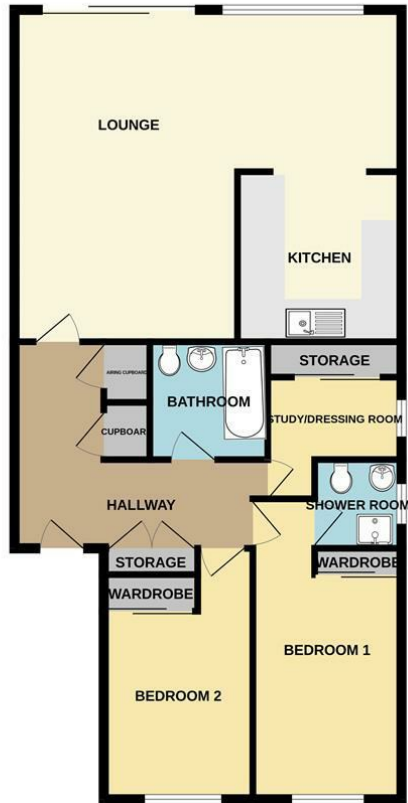
Service Charge £3701.94 PA







GROUND FLOOR



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	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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