



MARVINS
ESTATE AGENTS



MID POINT 46B MEDINA ROAD, COWES, PO31 7BX

PRICE £230,000

A wonderful opportunity to acquire this spacious first and second floor water front, three bedroom apartment.

Located overlooking Cowes harbour and at the point where it joins with the River Medina there is always something to watch in this busy thoroughfare of ships and pleasure craft. At first floor level there is the spacious Lounge with harbour views, Kitchen, main bedroom with ensuite shower room and further separate shower room. Access leads to a shared roof terrace and courtyard. Thought to be a great full time home or lock up and go holiday home. Viewing is highly recommended by appointment.

COWES OFFICE

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Exterior stairway from ground floor level to sun terrace/balcony. Further stairs to:

ENTRANCE HALL

Utility cupboard with plumbing for washing machine. Further built in storage cupboard.

LOUNGE/DINING ROOM

27'6" x 9'2" (8.38m x 2.79m)

Attractive room with far reaching harbour and solent views. Radiator. Built in storage cupboard. Door to:

KITCHEN

11'2" max x 13'1" (3.40m max x 3.99m)

Range of floor and wall cupboards with bevel edged work tops. Single drainer sink unit. Gas and electric points. Plumbing for dishwasher. Double glazed window. River views. Gas boiler. Radiator.

SHOWER ROOM

Suite comprising of pedestal wash basin and low level WC. Large shower cubicle.

BEDROOM ONE

12'3" x 9'4" (3.73m x 2.84m)

Radiator. Double glazed window. Built in cupboard. Door to:

EN-SUITE SHOWER ROOM

Comprising shower cubicle, low level WC and pedestal wash basin.

On the Second Floor Landing

BEDROOM TWO

17'10" x 10'4" (5.44m x 3.15m)

River views. Radiator.

BEDROOM THREE

17'10" x 7'10" & 8'9" x 8'6" (5.44m x 2.39m & 2.67m x 2.59m)

L shaped. Opens to:

FURTHER BEDROOM AREA

8'6" x 8'9" (2.59m x 2.67m)

EN-SUITE

Pedestal wash basin and low level WC.

OUTSIDE

Shared rear courtyard and rear roof terrace personal to this property, at first floor level with views of the Medina river and the busy boating scene.

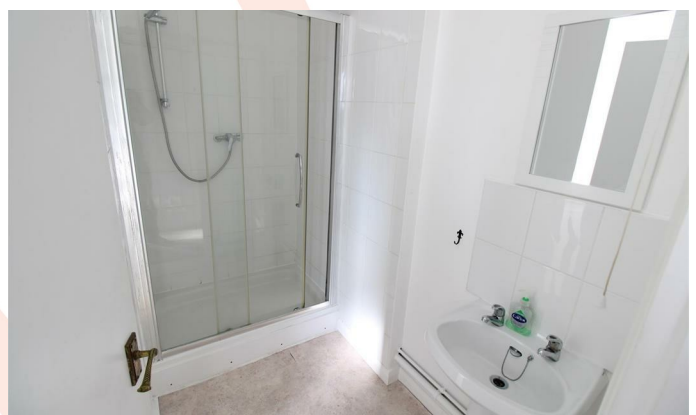
TENURE

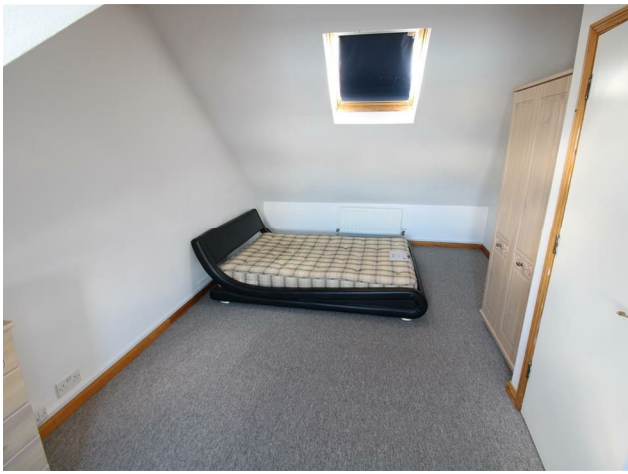
Leasehold. New 999 year lease. Plus Share of Freehold. Responsible for 31% of any maintenance on the building required. Buildings insurance approximately £372.00 per annum (=31%)

COUNCIL TAX BAND

Council Tax Band B

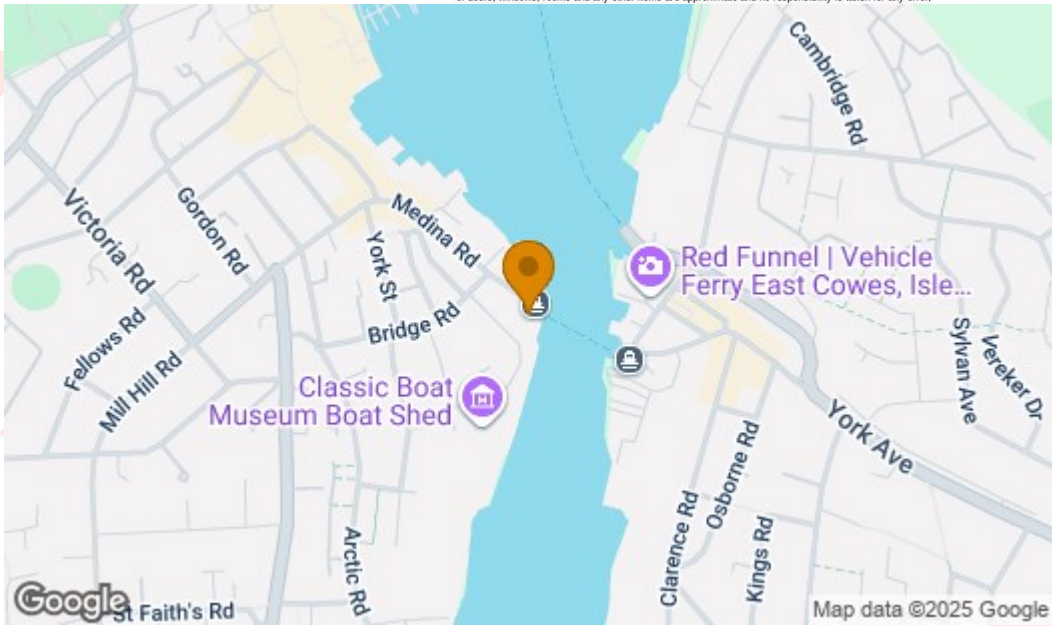
TOTAL FLOOR AREA - 90 square metres.







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.



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	60	79
	EU Directive 2002/91/EC	

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