



**MARVINS**  
ESTATE AGENTS



## 42 BRIARY COURT, COWES, PO31 8BT

£137,500

A recently refurbished one bedroom first floor retirement apartment with lift and stairway access and enjoying Solent views to the east. This property has been redecorated throughout with new flooring and offers spacious and bright accommodation. Briary Court has a communal lounge and indoor swimming pool. There is also a communal terrace with fine Solent views and attractive gardens. Other facilities include a laundry room with washing machines and dryers. Viewing is recommended.

### COWES OFFICE

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## 42 BRIARY COURT, COWES, ISLE OF WIGHT PO31 8BT

### ENTRANCE HALL

Built in cupboard housing electric water heater. Security entry phone control.

### LOUNGE/DINER

10'7" x 17'5" (3.23 x 5.31)

Two wall light points. Electric radiator. Glazed French doors to Juliette balcony. TV point. Freestanding breakfast bar. Cupboard storage below. Solent views.

### KITCHEN

7'4" x 5'4" (2.24 x 1.63)

Range of floor and wall mounted cupboards. New work tops. Stainless steel sink with mixer tap over. Electric cooker point. Under counter lighting. Tiled splashbacks.

### BEDROOM 1

13'11" x 8'8" (4.24 x 2.64)

Electric radiator. TV point. Double glazed window. Built in wardrobe.

### SHOWER ROOM

Low level WC. Vanity wash basin with cupboard storage. Walk in shower. Light/shaver point. Dimplex wall heater. Fully tiled walls.

### OUTSIDE

Surrounding Briary Court there are the most attractive landscaped gardens with large communal viewing terrace, lounge and also the use of a heated swimming pool, guest suite and laundry room.

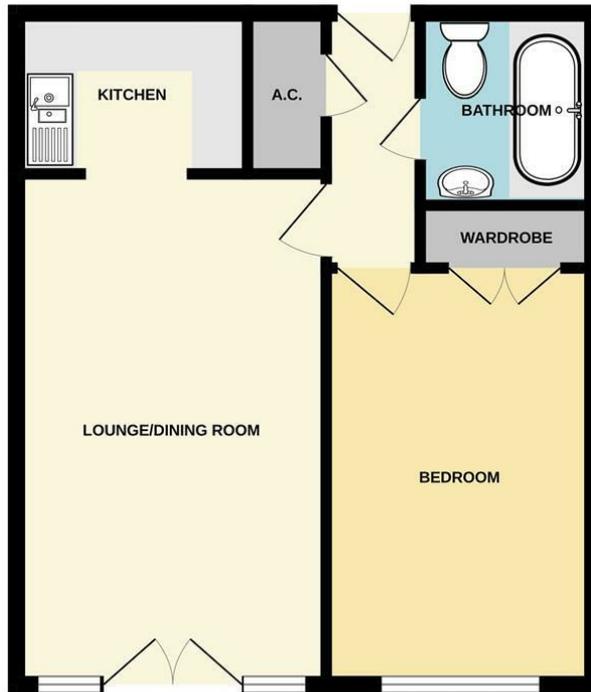
### TENURE

Leasehold. 125 year lease from 1989. The present service charge which includes building insurance is approximately £3468.00 per annum. Ground Rent approximately £523.38 per annum. Council tax band C

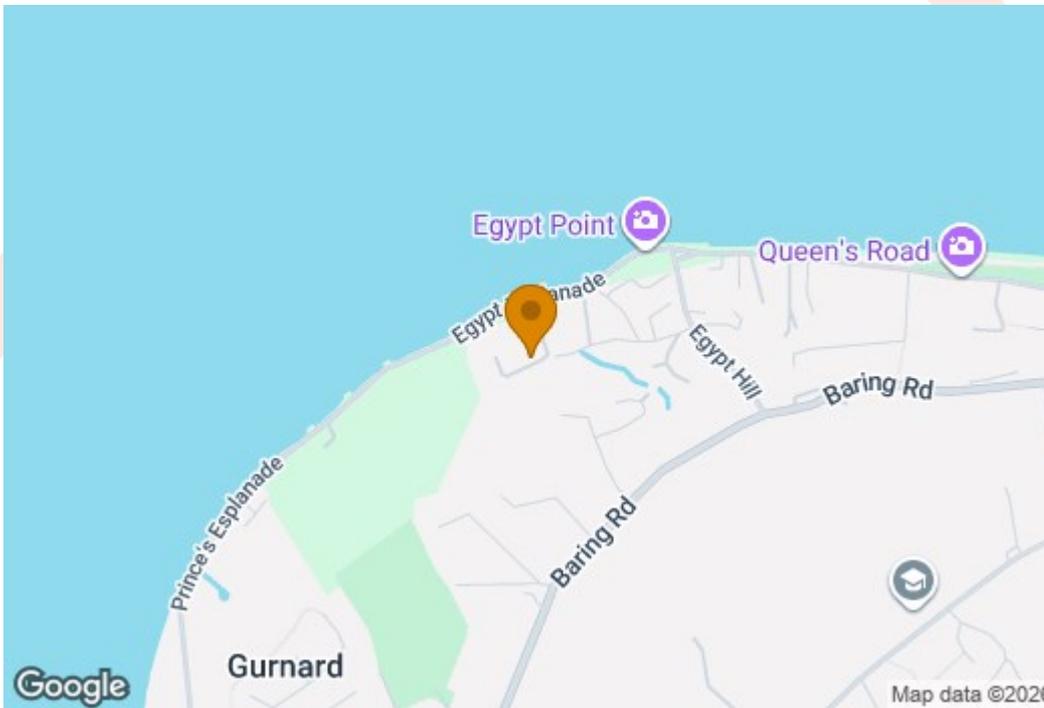




GROUND FLOOR



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 here 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			87
(69-80) C		78	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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