



**MARVINS**  
ESTATE AGENTS



## 214 GURNARD PINES COCKLETON LANE, COWES, PO31 8RL

**£50,000**

This holiday chalet is situated in the ever popular Gurnard Pines Holiday Village. Set in a quiet location the property offers open plan living accommodation within the lounge and kitchen area, two bedrooms and family bathroom. There is a patio area to the front ideal to enjoy a summer bbq or just sit and relax. The surrounding area of Cowes is renowned for its stunning coastal views vibrant town centre. Residents can enjoy easy access to local amenities, including shops, cafes, and recreational facilities. The nearby beaches and scenic walks offer a perfect escape for nature lovers and those who appreciate outdoor activities. **VIEWING BY APPOINTMENT**

### COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)



UPVC Entrance Door to:

**KITCHEN/LIVING ROOM**

16'3" x 13'7" (4.95m x 4.14m)

Radiator. Large double glazed window to front. Views to Tennis Courts and West. Range of fitted floor and wall cupboards with bevel edged work tops. Inset sink unit with mixer tap over. Glow Worm gas boiler. Plumbing for washing machine. Gas hob and electric cooker below. Stainless steel extractor filter canopy over.



Inner Hall`

**BEDROOM ONE**

11' x 7'4" (3.35m x 2.24m)

Radiator. Double glazed window.



**BEDROOM TWO**

8'5" x 7'11" (2.57m x 2.41m)

Radiator. Double glazed window.



**BATHROOM**

Panelled bath, low level WC and pedestal wash basin. Radiator. Double glazed window. Shaver point.



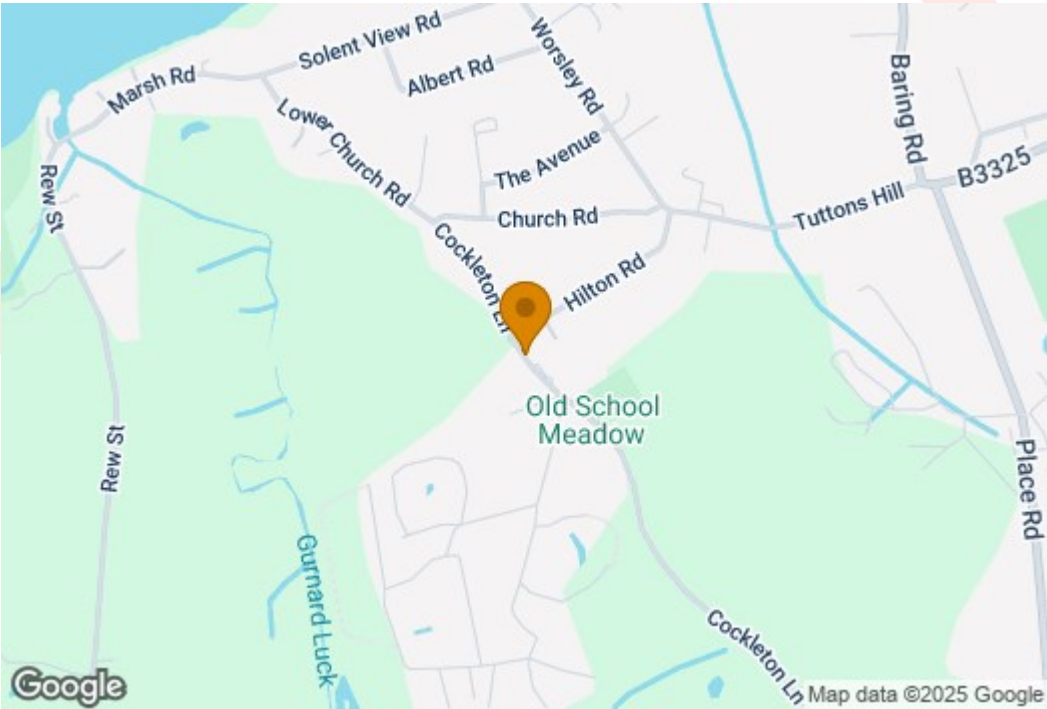
**OUTSIDE**

Paved patio area to the front. Communal gardens.

**TENURE**

The property is Leasehold. Balance of 99 year lease from 1st October 2000. Service charge £1040 including VAT per annum. Building insurance £570.84 including VAT. Ground Rent £2276.81 + VAT per annum. This increases by RPI every 3 years. Last increase in October 2024. Council tax band A.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: cowes@marvins.co.uk