



**MARVINS**  
ESTATE AGENTS



## 48 BRIARY COURT, COWES, PO31 8BT

£190,000

A most comfortable retirement apartment located on the third floor just off the sea front and enjoying Solent views. Originally offering two Bedrooms with en-suite Bathroom to the main bedroom and further Shower Room, the accommodation currently comprises, double Bedroom with en-suite Bathroom, Lounge opening up into the Dining Room, Shower Room and fitted Kitchen. Double glazing is installed at the property with Fischer electric thermostatically controlled radiators with timers. There is use of the communal lounge and swimming pool. Briary Court is an attractive development of purpose built retirement apartments and early viewing of this light and airy apartment is highly recommended.

### 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)

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

### ON THE GROUND FLOOR

Security entrance door to a shared entrance hall. Lift or stairs to apartment 48

### ON THE SECOND FLOOR

Level landing with entrance door to apartment 48

### ENTRANCE HALL

Fischer electric radiator. Large built in cupboard with plenty of shelving and storage. Entry phone control. Door to:

### LOUNGE

16'5" x 10'5" (5.00m x 3.18m)

Fischer electric radiator. Attractive fireplace with mantle and surround. Double glazed French doors enjoying views over the gardens to the Solent beyond. Two wall light points. Television aerial point. Telephone point. Attractive open plan archway to



### DINING AREA

9'3" x 7'11" (2.82m x 2.41m)

Fischer electric radiator. Double glazed window again with Solent views. Built in wardrobe cupboard with mirrored door. This room was once the second bedroom and could easily be changed back to a bedroom.

### KITCHEN

6'9" x 7'4" (2.06m x 2.24m)

Fitted with a range of modern floor and wall cupboards with bevel edged work surfaces. Under unit lighting. Tiled splash backs. Inset sink unit with mixer tap over. Countertop oven/microwave. Fridge/freezer.

### BEDROOM

20'11" max x 9'1" (6.38m max x 2.77m)

Wall mounted electric convector heater. Double glazed window. Built in wardrobe. Wall light point. Solent views. Door to



### EN-SUITE BATHROOM

With suite comprising a big walk-in shower, low level WC and vanity wash basin. Chrome heated towel rail. Light/shaver point. Loft access. Fully tiled walls surround.

### SHOWER ROOM

Comprising shower cubicle with Triton shower unit. Fitted vanity wash basin. Low level WC. Heated towel rail. Chrome heated towel rail. Light/shaver point. Fully tiled walls surround.

### OUTSIDE

Surrounding the property there are attractive landscaped gardens with large viewing terrace accessed from the communal lounge.

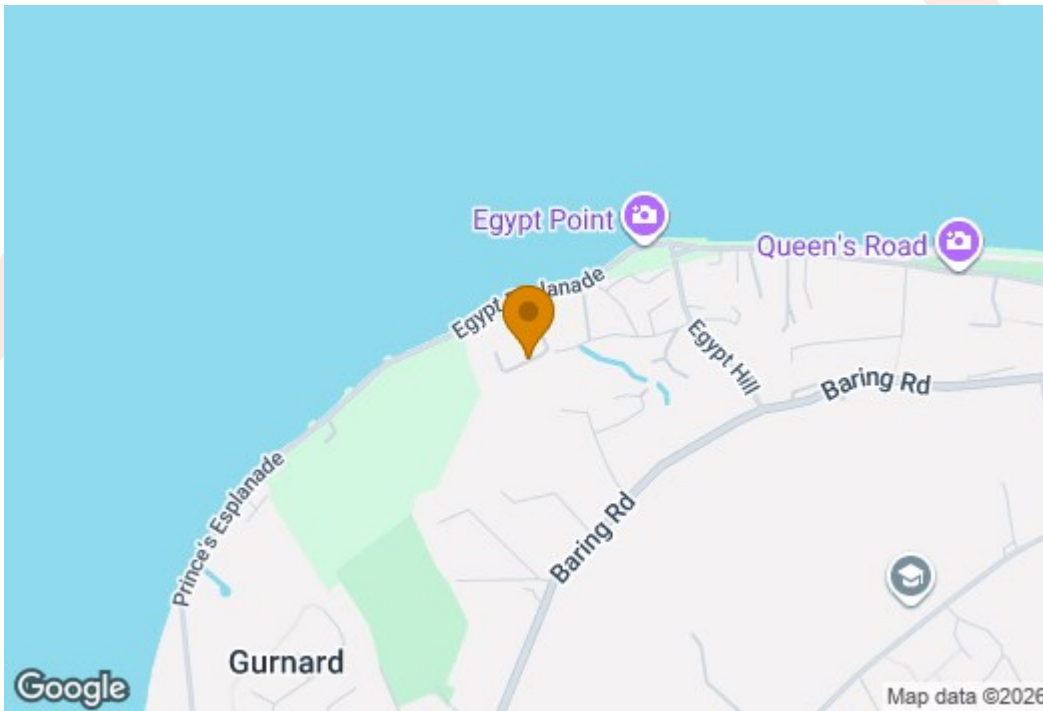
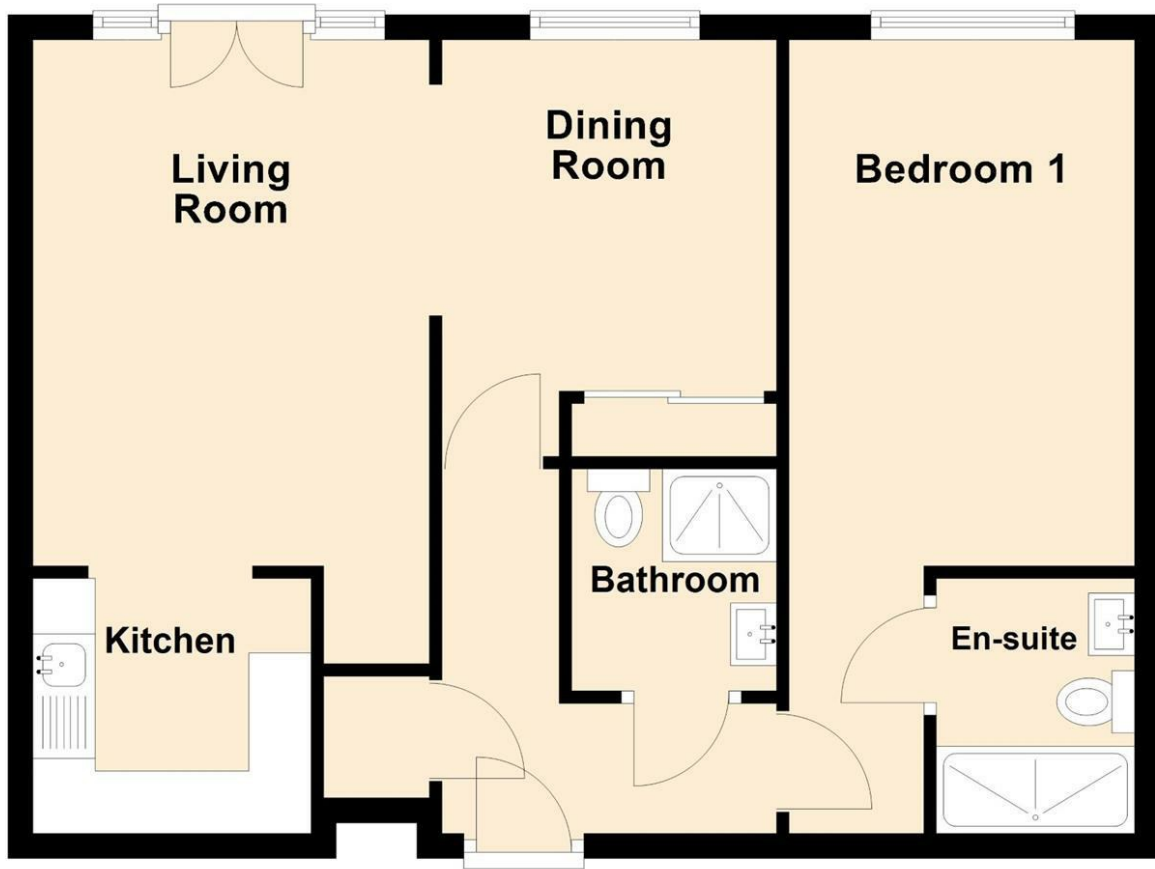
### TENURE

The property is held on a balance of a 99 year lease from 1989. Service Charge to be confirmed. Ground Rent Council tax band D.





# Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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