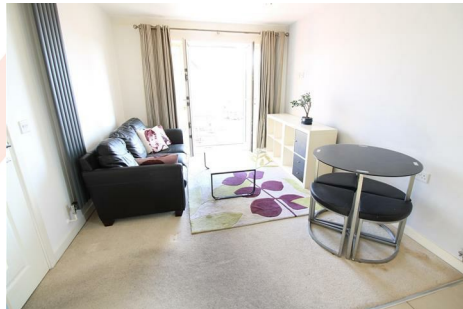




MARVINS
ESTATE AGENTS



ANCHORAGE COURT 19 ALBERT WAY, EAST COWES, PO32 6GA

£122,000

This top floor one bedroom apartment affords far reaching views over the surrounding area to the south of the Island. This home also has a balcony and allocated parking area. The light and airy accommodation benefits from gas fired heating and double glazing. The open plan living area has a modern Kitchen and includes a dishwasher, washing machine and fridge freezer. There is room for a small table and chairs. Offered chain free this would suit a first time buyer or someone requiring an easy lock up and go living.

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Communal Entrance
With stairs to 2nd floor off.

ENTRANCE DOOR TO:
Flat 12

ENTRANCE HALL

Radiator. Built in cupboard with electric meter. Thermostat controlling heating. Security entry phone control.

LOUNGE/KITCHEN AREA

18'5" x 9'11" (5.61m x 3.02m)

Open plan Lounge and Kitchen area. Double glazed doors to balcony. Far reaching views over the south of the Island. TV point. Tall wall radiator. Inset ceiling lights.

KITCHEN AREA

Porcelain tiled floor. Range of modern wall and floor cupboards with bevel edged worktops. Inset sink with mixer tap. Ceramic hob. Electric cooker below. Dishwasher and washing machine included. Fridge freezer included. Radiator.

BEDROOM

8'11" x 12'10" (2.72m x 3.91m)

Built in cupboard housing gas boiler. Double glazed window. Inset ceiling lights. Tall wall radiator.

BATHROOM

Panelled bath with electric shower over. Low level WC. Pedestal wash basin. Towel rail/radiator. Tiled floor.

OUTSIDE

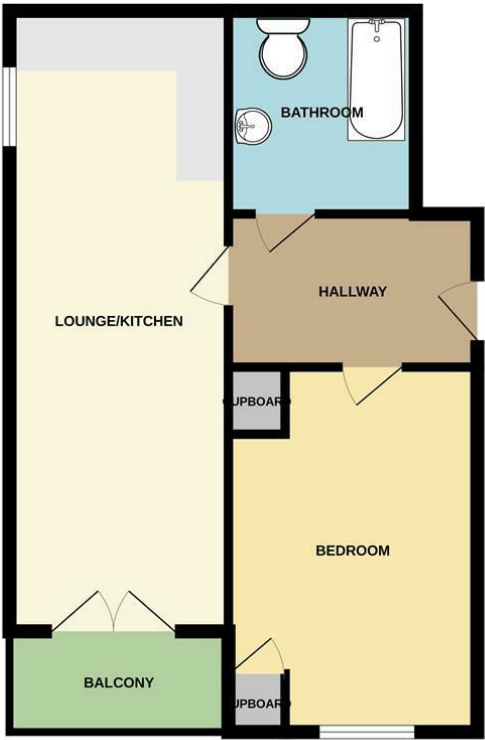
Allocated parking space No A. Bicycle store and waste storage.

TENURE

This property is held on the balance of a 155 year lease from January 2008. The current ground rent is approximately £256.00 per annum and the service charge is approximately £1296.00 per annum. Site maintenance charge approximately £196.00 per annum. No pets are permitted.



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	80	80
(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 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		
England & Wales		EU Directive 2002/91/EC

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