



MARVINS
ESTATE AGENTS



BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT **PRICE £225,000**

A super 2 Bedroom Ground Floor Apartment with stunning Solent Views in the sought-after Briary Court Retirement Complex within a level walking distance of the town centre as well as Gurnard Bay to the west.

The Living area is perfectly placed for those views and is light and airy and the Master Bedroom includes an En-Suite.

Residents of this sought-after complex benefit from access to an indoor swimming pool, perfect for unwinding or staying active, as well as a welcoming residents' lounge, offering a social space to meet and enjoy the company of neighbours. The grounds are pleasant and well-tended.

Whether you're seeking peaceful surroundings or a vibrant community, this apartment combines comfort, style, and convenience in a prime location.

COWES OFFICE

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BRIARY COURT EGYPT ESPLANADE, COWES, ISLE OF WIGHT PO31 8BT

The apartment is found on the ground floor. There is a communal main entrance which also provides access to the communal area.

Front Door to Entrance Hall. Cupboard off housing hot water tank. Wight Care alarm and pull cord. Night storage heater.

SHOWER ROOM

Comprising corner shower cubicle, WC and vanity unit with inset hand basin. Heated towel rail.

MASTER BEDROOM

14'3" plus wardrobes and entrance area x 9' (4.34m plus wardrobes and entrance area x 2.74m)

Side aspect. Built in wardrobe. Night storage heater.

EN-SUITE BATHROOM

Comprising panelled bath, vanity unit with inset hand basin and WC. Heated towel rail. Fully tiled.

BEDROOM TWO

10'1" plus wardrobe x 8'5" plus wardrobe x 2 (3.07m plus wardrobe x 2.57m plus wardrobe x 0.61m)

Side aspect. Built in wardrobe.

LOUNGE

14'11" x 11'3" plus bay (4.55m x 3.43m plus bay)

A lovely living space including a dining area in front of the Bay window from which to enjoy the superb Solent views beyond. Juliette balcony. Electric radiator. Fireplace with inset electric fire. Arch to:

KITCHEN

8' max x 5' (2.44m max x 1.52m)

Front aspect. Solent views. Range of wall and base units. Electric oven and hob. Sink unit.

TENURE

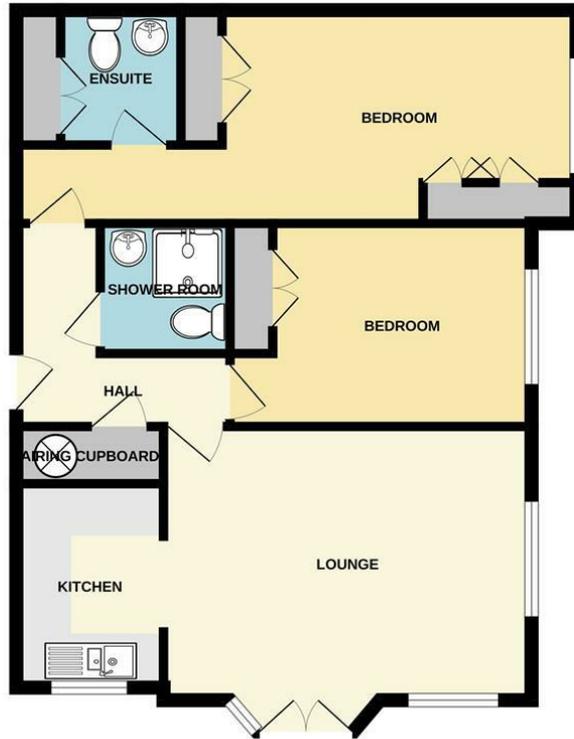
Leasehold. Balance of 125 year lease from 1989. 93 years left on lease. Service charge approximately £4985.00 per annum and Ground Rent approximately £575.00 per annum. Combined monthly cost approximately £463.00 per month.

Council tax band E.





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		83
(69-80) C	75	
(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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