



**MARVINS**  
ESTATE AGENTS



## **FLAT 7 HIGGINSON HOUSE 20 NEWPORT ROAD, COWES, PO31 7GD** **PRICE £165,000**

Situated on Newport Road in Cowes, this purpose-built one-bedroom flat offers a delightful blend of comfort and convenience. As you enter, you are welcomed into a spacious open-plan kitchen and living area, perfect for both relaxation and entertaining. The design maximises natural light, creating a warm and inviting atmosphere throughout the space. The flat features a well-appointed bedroom, providing a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs. Additionally, the property boasts the advantage of undercroft parking, ensuring that your vehicle is secure and easily accessible.

For those who enjoy cycling, the internal bicycle store is a fantastic feature, allowing you to keep your bike safe and out of the elements. There is also additional storage available, providing ample space for your belongings. This flat is ideally situated, offering easy access to local amenities and the picturesque surroundings of Cowes. Whether you are a first-time buyer, a professional seeking a convenient base, or someone looking to downsize, this property presents an excellent opportunity. With its thoughtful design and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely flat your new home.

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# FLAT 7 HIGGINSON HOUSE 20 NEWPORT ROAD, COWES, ISLE OF WIGHT PO31

Stairs and lift to 2nd floor.

Entrance Door to No 7

## SPACIOUS ENTRANCE HALL

Entry phone control. Cupboard housing gas boiler. Radiator.

## KITCHEN/LIVING ROOM

22'2" max x 18'3" (6.76m max x 5.56m)

Double aspect room. Three bays with double glazed windows. Radiator. Range of floor and wall cupboards with bevel edged work tops. Built in electric oven with gas hob over. Plumbing for washing machine. Stainless steel sink unit with mixer tap over. Built in fridge/freezer. Breakfast Bar Island with cupboard storage below.



## BEDROOM

11'3" x 15'10" excluding bay (3.43m x 4.83m excluding bay)

Double glazed window. Radiator. Freestanding wardrobes and drawer units. Skylight.



## BATHROOM

Panelled bath with shower over. Low level WC and pedestal wash basin. Radiator.

## OUTSIDE

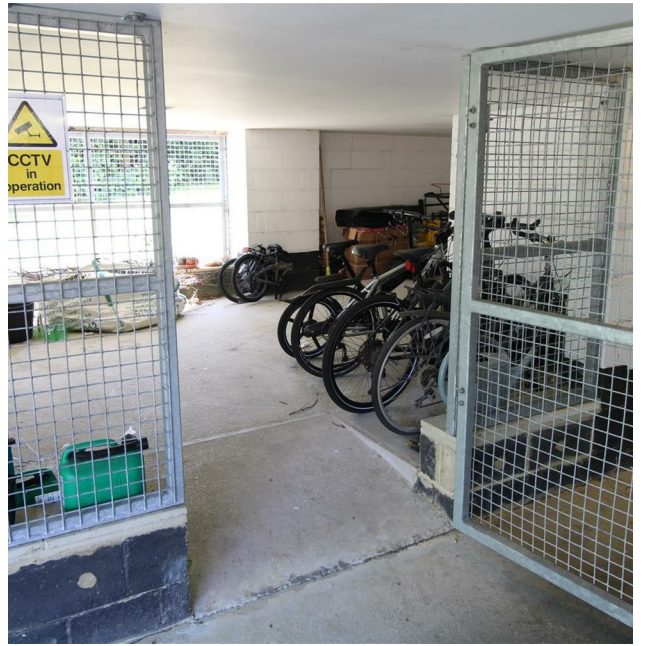
Under croft car parking space. Communal garden/drying area. Internal bicycle store and further secure storage closet.

## TENURE

Leasehold with a share of the Freehold. Service charge currently £135 per month which includes Building Insurance.

Council tax band B.

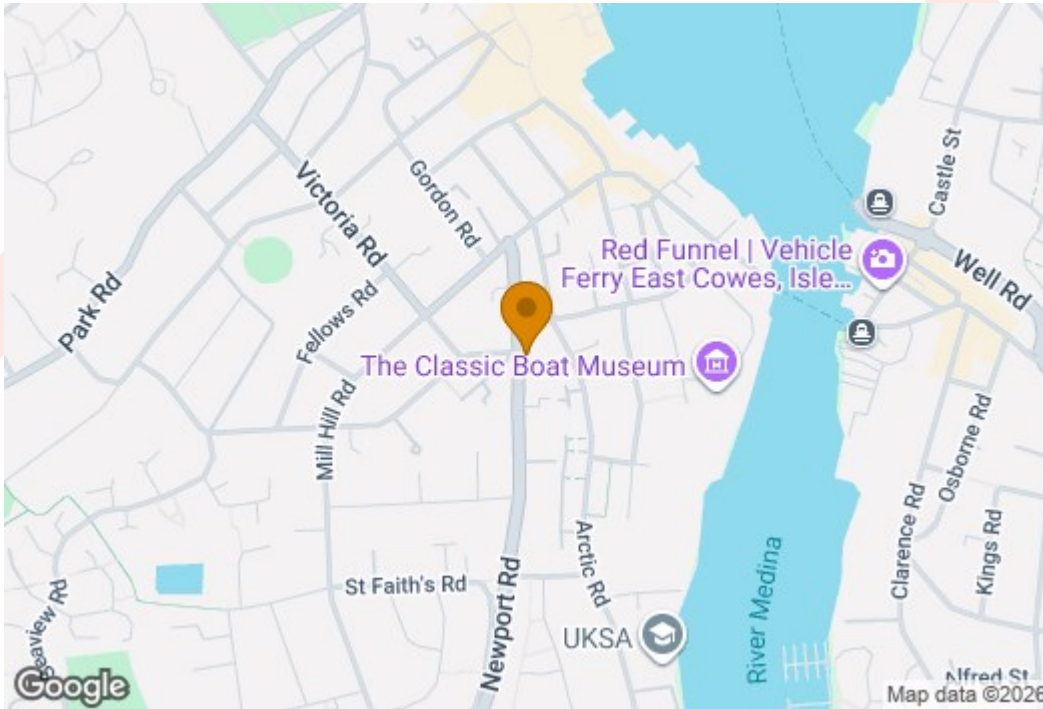




GROUND FLOOR



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) <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 energy efficient - higher running costs			
	80	80	
		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			
		EU Directive 2002/91/EC	

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**COWES OFFICE**

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