



MARVINS
ESTATE AGENTS



SEAWARD COURT 28 NEWPORT ROAD, COWES, PO31 7DG

£139,950

A most comfortable one bedroom ground floor flat located very conveniently for Cowes town centre, shops, bus routes and the high speed passenger service to Southampton. Forms part of the ground floor in this purpose built property. Allocated parking space to the rear. Gas fired heating and double glazing. The kitchen has integrated white goods. Excellent full time or second home plus could be great buy to let purchase. Viewing strictly by appointment.

COWES OFFICE

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

WWW.MARVINS.CO.UK

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ENTRANCE HALL

Security entry phone. Built in storage cupboard.

LOUNGE

13'5" x 9'5" (4.09m x 2.87m)

Double glazed window. Television point. Radiator. Inset ceiling lights. Open plan to:

KITCHEN

13'4" x 5'6" (4.06m x 1.68m)

Range of modern floor and wall cupboards. Integrated fridge/freezer. Dishwasher. Beko washing machine. Gas hob and electric oven. with stainless steel extractor hood.

BEDROOM

7'11" x 15'3" (2.41m x 4.65m)

Inset ceiling lights. Radiator.

BATHROOM

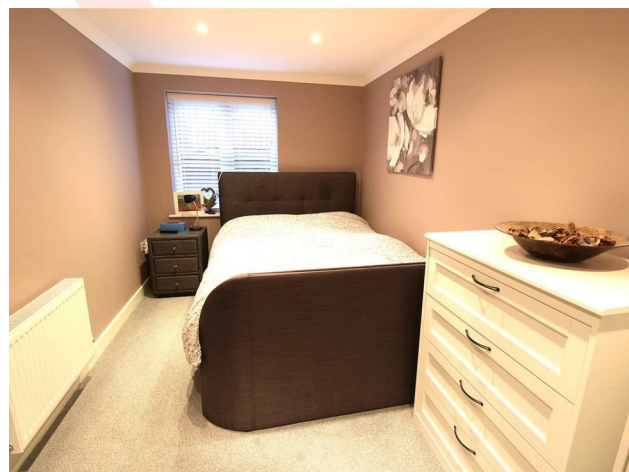
Panelled bath with shower over, low levwl WC, and pedestal vanity wash basin. Radiator/towel rail. Tiled floor and walls.

TENURE

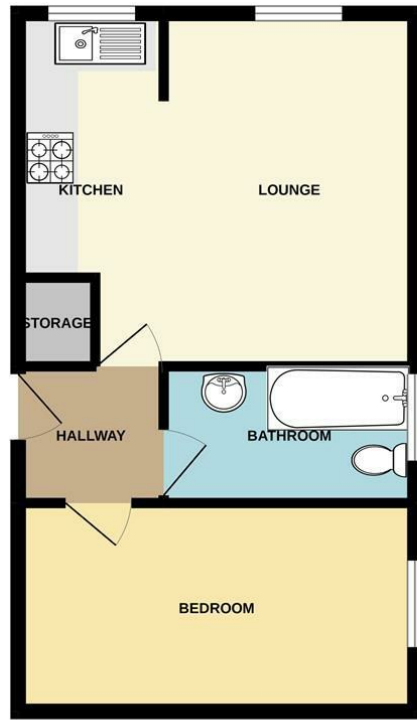
Leasehold 125 Years from 2007 . No holiday Lets, Pets by consent. Maintenance £1920 PA Ground Rent £200 PA

COUNCIL TAX BAND

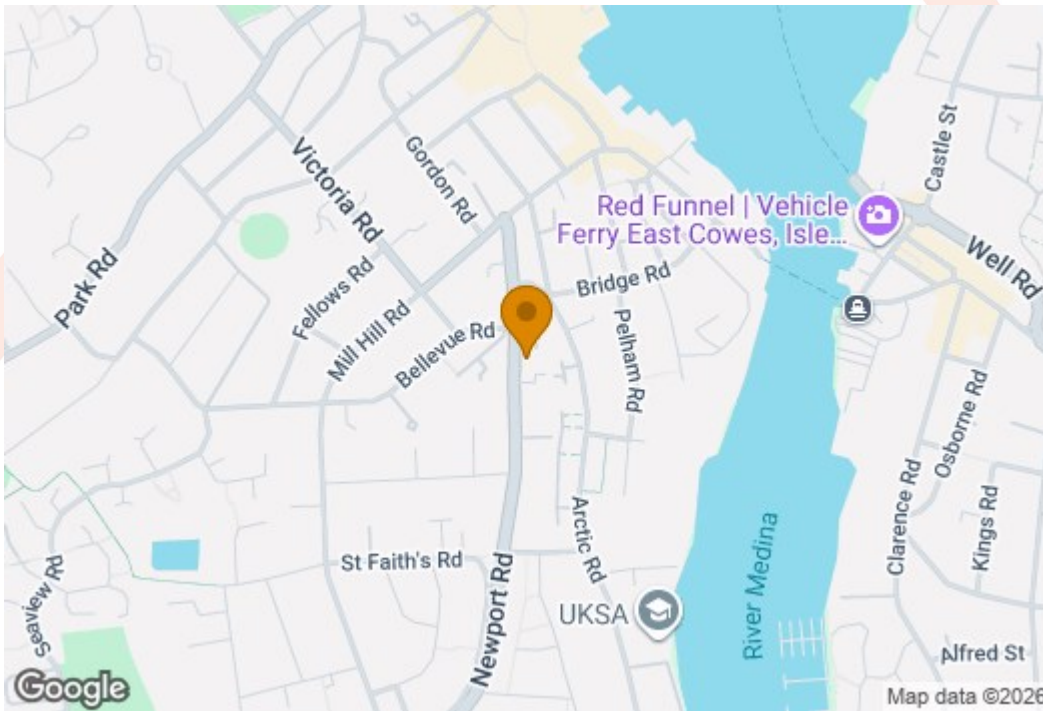
Band A



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		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		

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