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21 Admiral Gardens, Cowes, PO31 7XE

Asking price £345,000

This superb third floor apartment is situated in a purpose built block enjoying a balcony with Solent views. The accommodation comprises master bedroom with ensuite bathroom, two further bedrooms, family bathroom, lounge/diner and kitchen and large loft area. Under croft car parking space with lift access to upper floors. Gas fired central heating and double glazing. Central location within Cowes town centre, convenient to High Street and sailing facilities.
VIEWING IS HIGHLY RECOMMENDED.

Cowes Office

41a High Street, Cowes, Isle of Wight, PO31 7RS
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Entrance door into:

HALLWAY
10'5 x 7'6 (3.18m x 2.29m)
Spacious entrance hall with fitted coir matting. Radiator. Three wall lights. Large built in storage cupboard with shelving. Access to large loft area with pull down ladder. Doors off to:

LOUNGE/DINER
20'11 x 18'2 max (6.38m x 5.54m max)
Double glazed floor to ceiling sliding patio doors leading out to balcony with East facing Solent views. Double glazed large square bay window to dining area with far reaching views over Cowes and the Solent. Two radiators. Double doors into:

KITCHEN
7'10 x 12'5 (2.39m x 3.78m)
Fitted with a range of wall and floor cupboards with worktops over. Integral electric oven with gas hob and extractor fan over. Sink and drainer with mixer tap over. Built in microwave oven. Integral fridge/freezer. Integral washing machine/dryer. Cupboard housing Vaillant gas boiler. Tiled splashbacks.

MASTER BEDROOM
12'4 x 13' max (3.76m x 3.96m max)
Double glazed window to side. Floor to ceiling fitted wardrobes. Radiator. Door to:

EN SUITE BATHROOM
10'7 x 6'8 max (3.23m x 2.03m max)
White suite comprising bath with chrome mixer taps and shower attachment over, with glass shower screen. Vanity unit with sink and chrome mixer tap. WC with concealed cistern. Heated towel rail. Walls partly tiled and mirrored.

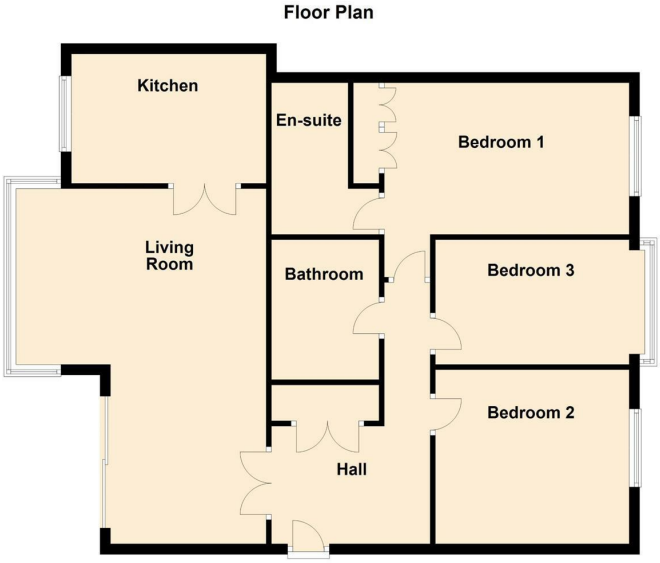
BEDROOM TWO
9'4 x 11' (2.84m x 3.35m)
Double glazed window to side. Fitted wardrobes. Radiator.

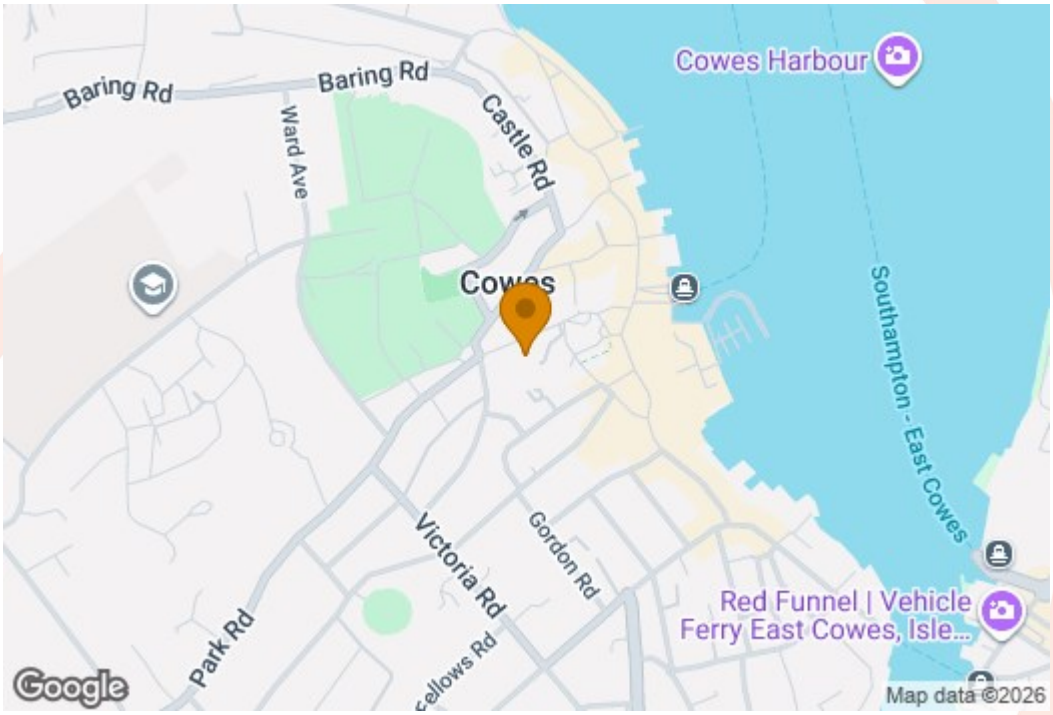
BEDROOM THREE
12'5 x 7'10 (3.78m x 2.39m)
Double glazed square bay window to side. Radiator.

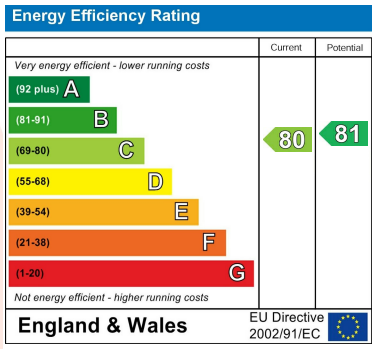
BATHROOM
5'10 x 7'9 (1.78m x 2.36m)
White suite comprising bath with chrome mixer tap and shower attachment over, with glass shower screen. White inset washbasin and WC with concealed cistern. Walls partly tiled and mirrored. Heated towel rail.

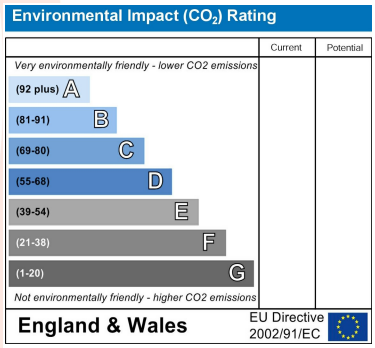
OUTSIDE
Surrounding Admiral Gardens there are professionally maintained communal gardens and access to the undercroft allocated parking space.

TENURE
This property is held on the balance of a 999 year lease from 1991. Each flat within Admiral Gardens enjoys a share of the freehold. Maintenance charge approximately £3706.50 Plus water charge.
No Pets. Holiday letting not permitted.
Council Tax Band E
Total floor area 88 square metres.









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