



MARVINS
ESTATE AGENTS



27 BRIARY COURT, COWES, PO31 8BT

£195,000

A second floor front facing apartment in this purpose built retirement complex. This chain free home offers stunning Solent views and particularly enjoys a westerly aspect to one side. The accommodation has been refreshed in recent times and includes new flooring. There is a useful Utility/Cloakroom. Briary court has an attractive residents Lounge with large terrace and gardens overlooking the sea. There is an indoor swimming pool. Early viewing to fully appreciate is highly recommended.

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COMMUNAL ENTRANCE HALL

Security Entrance door, Stairway and lifts to the upper floors off. Access to residents lounge and indoor swimming pool.

ENTRANCE DOOR TO APARTMENT 27

Entrance Hall with modern Dimplex electric night storage heater. Built in cupboard with electric water heater and providing storage. Main entry door phone control.

LOUNGE/DINER

15'9" x 11'4" (4.80m x 3.45m)

Double aspect room commanding panoramic Solent views to the mainland shore beyond. Modern Dimplex night storage heater. TV and Telephone points. 3 Wall light points. Opening to

KITCHEN

Further Solent views. Range of fitted floor and wall cupboards with work surfaces over. Fitted stainless steel sink unit with mixer tap over. Electric Cooker and fridge freezer.

BEDROOM 1

12' x 8' 11" (3.66m x 2.44m 3.35m)

Range of fitted bedroom furniture including bedside drawers unit, over bed storage and wardrobe cupboard., Further built in wardrobe . Modern Dimplex night storage heater. door to

ENSUITE WET ROOM

Offering a complete wet room with sealed flooring and fully tiled walls, electric shower, separate WC, Wash basin. Dimplex electric wall heater. Heated towel rail/radiator.

BEDROOM 2

10' x 8'5" (3.05m x 2.57m)

Range of fitted drawer units with vanity top. Electric panel heater. Built in wardrobe cupboard.

CLOAKROOM/UTILITY

Vanity wash basin. Low level WC. Dimplex wall heater. Plumbing for washing machine.

OUTSIDE

Surrounding Briary Court there are most attractive landscaped gardens with large communal viewing terrace, lounge and also the use of a heated swimming pool, guest suite and laundry room.

TENURE

The property is held on a 125 year lease from 1989. Service charge approximately £5452 per annum. Ground rent approximately £574 per annum. Over 55's only. Council tax band E.

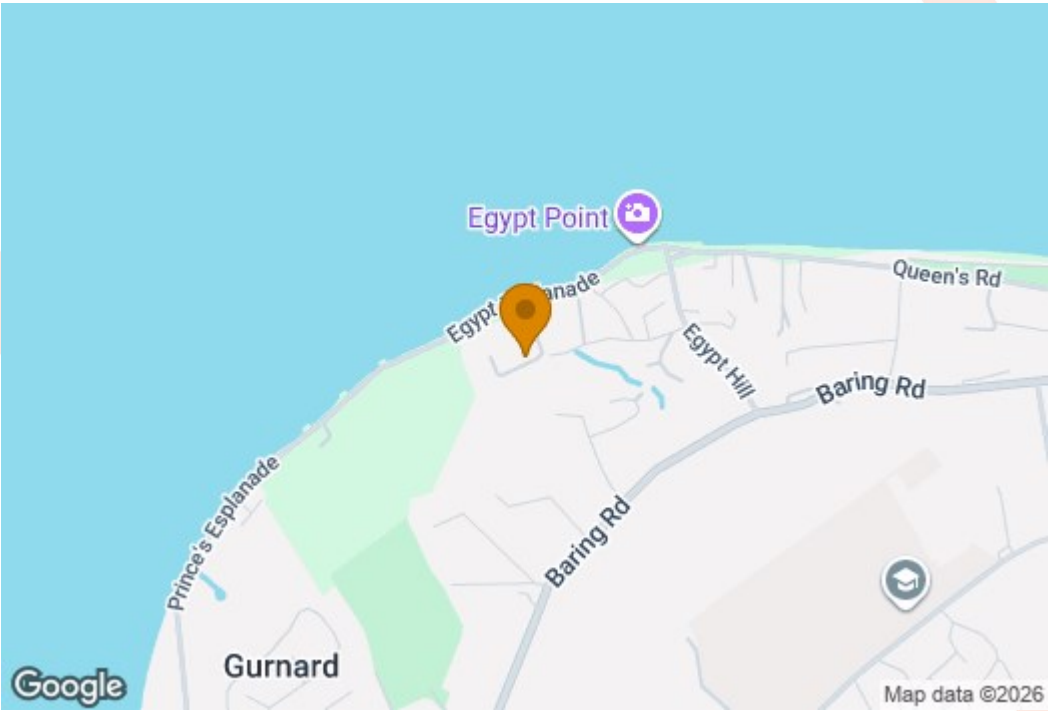




GROUND FLOOR



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		
(69-80) C	76	78
(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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