



MARVINS
ESTATE AGENTS



48 MEDINA VIEW, EAST COWES, PO32 6LG

ASKING PRICE £225,000

An opportunity to purchase a wonderful Apartment in this sought after Marina Complex on the banks of the River Medina with superb views up the river and over the adjacent Marinas. The Apartment is on the second floor and there is lift access for ease. The property enjoys 2 Bedrooms with an En Suite to the master bedroom. There is a small balcony accessed off the Lounge as well as the Bedroom. The complex offers parking and there is an on-site Gym for residents. This apartment offers the lifestyle living at it's best and is an absolute must-see. NO ONWARD CHAIN.

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48 MEDINA VIEW, EAST COWES, ISLE OF WIGHT PO32 6LG

Main Entrance to block. Lift or stairs access to second floor. Front door to:

ENTRANCE HALL

Airing cupboard. Two cupboards. Entry phone. Electric storage heater.

SHOWER ROOM

Corner shower cubicle. Vanity unit with inset wash basin. Low level WC.

BEDROOM ONE

9'6" x 11'6" (2.90m x 3.51m)

Super Marina views. Access to small balcony with views up the Medina River. Double wardrobe.

EN-SUITE

Comprising bath, WC, hand basin and shower cubicle.

LOUNGE

16'4" x 13'5" (4.98m x 4.09m)

Super Medina views. Access to small balcony. Electric storage heater.

KITCHEN

8'6" x 7'9" (2.59m x 2.36m)

Super Medina views. Range of wall and base units. Single drainer sink unit. Plumbing for washing machine. Electric cooker.

BEDROOM TWO

14'6" max x 10' (4.42m max x 3.05m)

Double wardrobe. Electric storage heater.

OUTSIDE

Residents parking including some visitors spaces. Residents Gym nearby.

TENURE

The property is Leasehold. 999 year lease from 21st December 2000.

Service charge: £177.72 for 6 months followed by £576.48 for 6 months. There is a 6 monthly lift charge of £314.88.

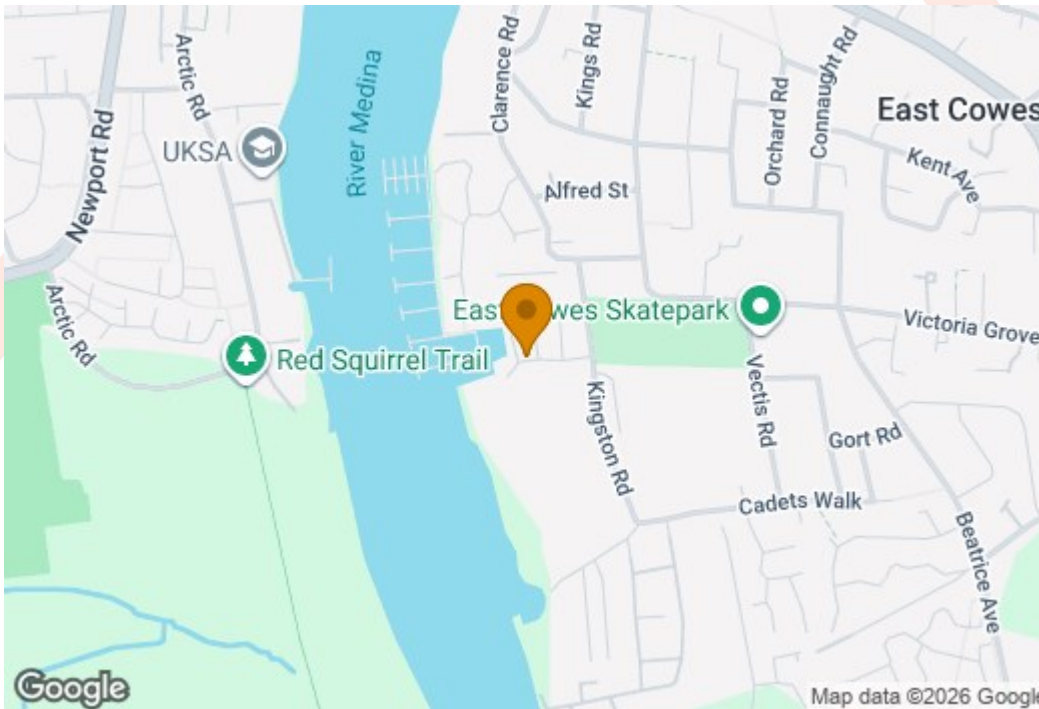
Council tax band B



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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 79 | 82 |
| 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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