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5 Briary Court, Cowes, PO31 8BT

Guide price £120,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid Guide Price £120,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.
Located just off the seafront in the charming area of Egypt Esplanade in Cowes, this delightful garden-level apartment offers a retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms, this property is perfectly suited for individuals or couples looking to enjoy the comforts of a retirement development. Recent substantial reduction
The apartment features a modern en-suite wet room and further shower room, ensuring convenience and privacy. One of the standout features of this home is the access to a lovely patio and communal gardens, where residents can enjoy stunning views of the Solent.
The apartment is equipped with electric heating and double glazing, ensuring a warm and inviting atmosphere throughout the year. Additionally, a garage is included for, providing secure parking and extra storage space. Offered chain free.

ENTRANCE HALL
Night storage heater, built in airing cupboard housing hot water tank and offering storage. Security entrance phone control.

LOUNGE
13'11" x 11' 4 (4.24m x 3.35m 1.22m)
Double glazed windows and patio doors leading to gardens and patio area with Solent views. TV aerial point, mock fireplace and surround with electric point and fire. Electric night storage heater. Archway to :

KITCHEN
A range of fitted floor and wall cupboards, worktops, electric cooker and fridge/freezer, countertop dishwasher included within sale. Fitted sink unit with mixer tap over.

BEDROOM ONE
8'11 x 14'4 (2.72m x 4.37m)
Double glazed window. Built in wardrobes, electric night storage heater.

ENSUITE WET ROOM
Comprising vanity washbasin, low level WC and panelled bath with electric shower over. Electric towel rail and dimplex electric wall heater.

BEDROOM TWO
7'11 x 10' 1 (2.41m x 3.05m 0.30m)
Built in wardrobe cupboards, wall mounted Creda wall heater, wall light point. Moveable mock fireplace.

WET ROOM/SHOWER
Suite comprising electric shower, low level WC and wash basin. Fully tiled walls.

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. Garage

TENURE
The property is held on a 125 year lease from 1989. Service charge approximately £2601.47 twice yearly. Ground rent approximately £287.85 twice yearly. Ground rent for Garage approximately £6.25 twice yearly.
Council tax band D.

AUCTIONEERS ADDITIONAL COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via the The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a Solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEERS ADDITIONAL COMMENTS
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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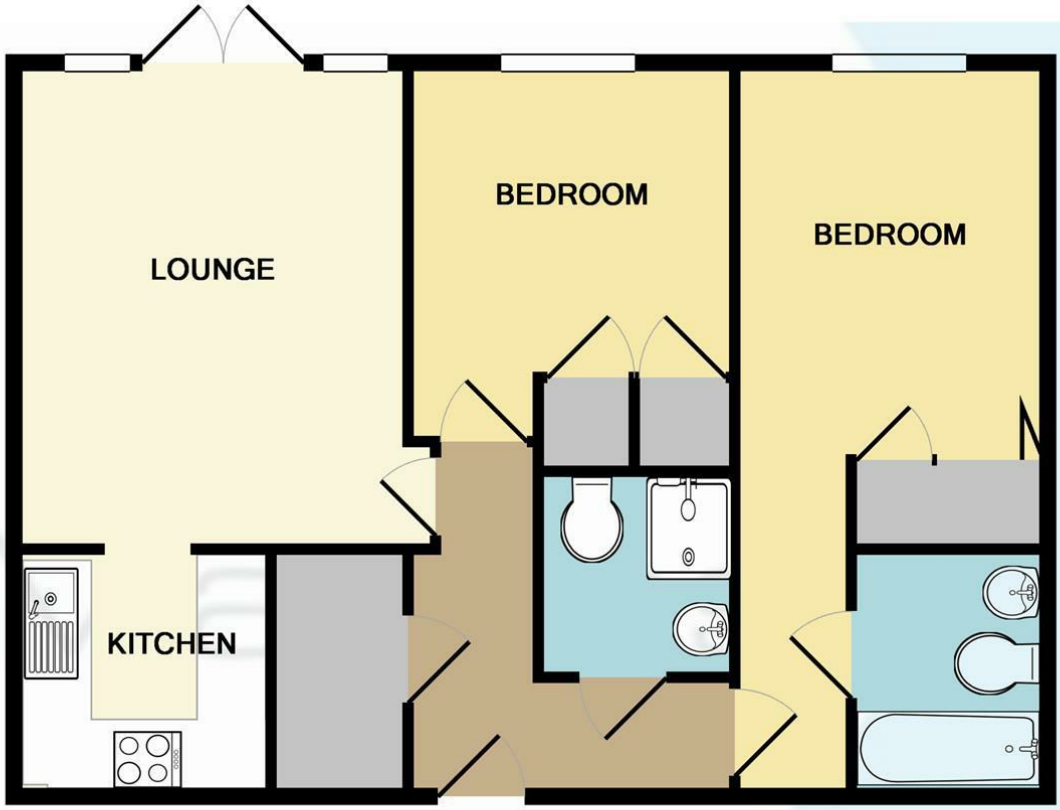

TOTAL APPROX. FLOOR AREA 58.0 SQ.M. (624 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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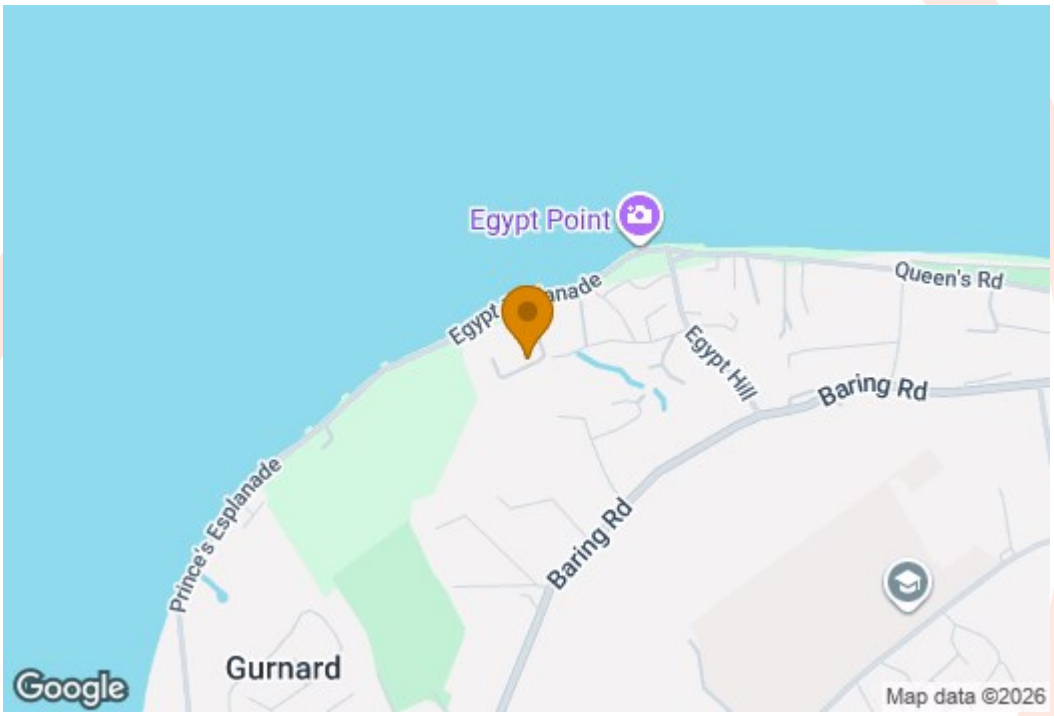

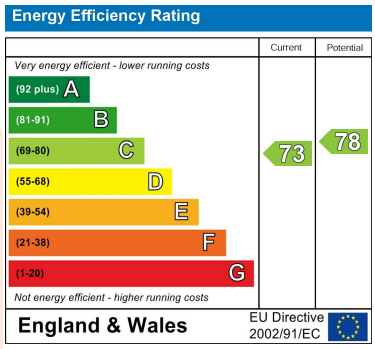

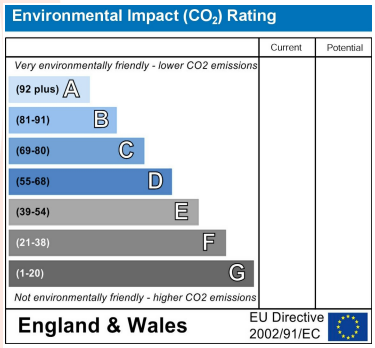

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COWES OFFICE

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

WWW.MARVINS.CO.UK