



MARVINS
ESTATE AGENTS



24 BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT **PRICE £139,500**

A beautifully presented, rarely available, one bedroom retirement apartment with its own immediate access through French doors to the garden and private terrace with Solent views. This access allows entry to the apartment without going through the communal entrance. This home forms part of a purpose built development on Egypt Esplanade with an easy stroll to the seafront and flat walk to all the shops and restaurants of Cowes town centre one way and Gurnard the other. Briary Court has attractive communal gardens, an indoor heated swimming pool for residents (and their guests), communal lounge, laundry facilities and a house manager. Being on the ground floor all those amenities are easily available to the apartment. The apartment enjoys double glazing and electric heating. **VIEWING IS HIGHLY RECOMMENDED.**

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Communal Entrance door with security entry phone to:

MAIN HALLWAY

Access to Residents Lounge, Laundry facilities and Swimming Pool.

Entrance door to Flat 24.

ENTRANCE HALL

Built in storage cupboard housing water tank. Doors off to:

BEDROOM

8'8" x 13'11" (2.65m x 4.25m)

Double glazed window to side. Built in wardrobes. Modern electric wall heater. Two wall lights.

BATHROOM

White suite comprising walk in bath with chrome mixer taps and Mira electric shower over. Low level WC. Vanity washbasin with storage cupboards under. Fully tiled walls and vinyl flooring.

LIVING AREA

10'7" x 17'4" (3.23m x 5.29m)

A spacious area with white feature fireplace and electric fire. Double glazed French windows opening out to patio with some sea views. Carpeted flooring throughout the flat.

KITCHEN

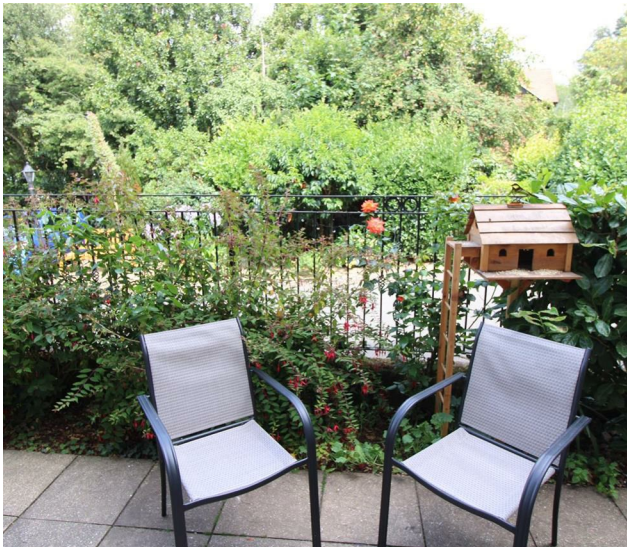
7'4" x 5'4" (2.24m x 1.65m)

The kitchen area is fitted with a range of modern white floor and wall cupboards with bevel edged worktops over and white tiled splashbacks. Integrated electric oven with electric hob and extractor fan over. Stainless steel sink with chrome mixer tap over. Space for fridge. Further breakfast bar area. Tiled effect flooring to kitchen area

TENURE

This property is Leasehold. Balance of 125 year lease from 1989. Service Charge approximately £3087.00 per annum. Ground Rent £261.00 twice yearly. Council tax band C.

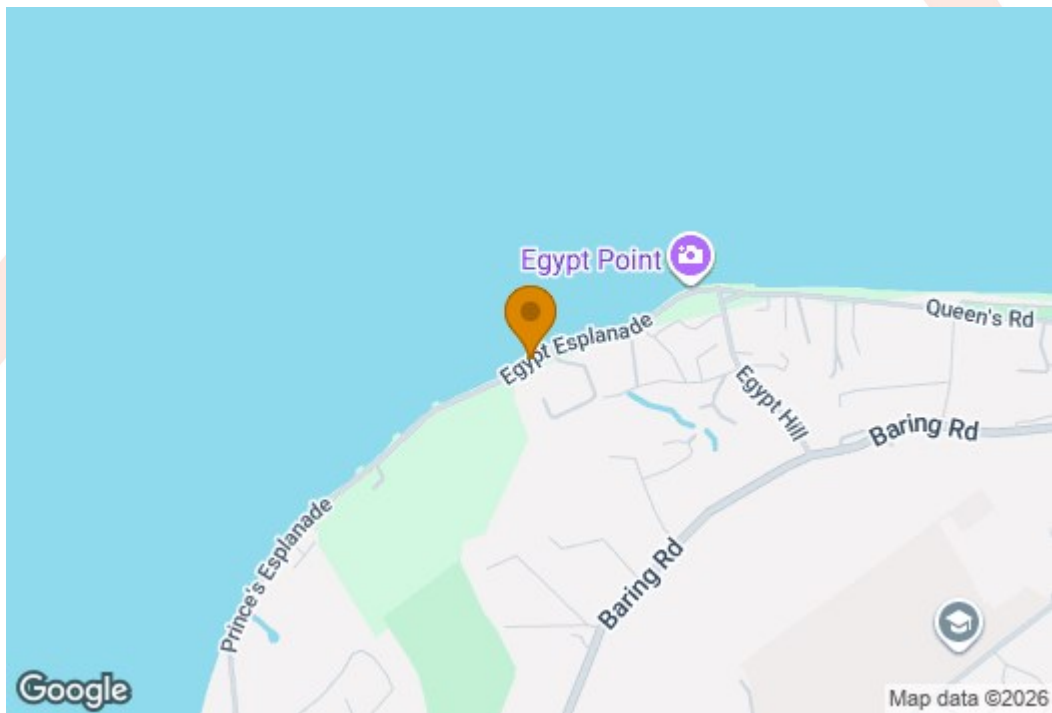




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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		83
(81-91) B		
(69-80) C	74	
(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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