



**MARVINS**  
ESTATE AGENTS



## 8E CONSORT ROAD, COWES, PO31 7SQ

### OFFERS INVITED £160,000

This modern and spacious one bedroom first floor flat is located in the popular Consort Road being only a few minutes walking distance of Cowes town centre, sailing facilities and the high speed passenger ferry service to Southampton. Gas fired heating is installed and also double glazing. Resident on street permit parking is available.

The property would offer an excellent investment opportunity or full time/second residence.

#### COWES OFFICE

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

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

Entrance door to:

#### ENTRANCE HALL

Security entry phone control. Loft access. Built in storage cupboard.

#### BEDROOM

9'2 x 13'5 (2.79m x 4.09m)

Double glazed window to rear. Radiator.

#### BATHROOM

6'10 x 6'6 (2.08m x 1.98m)

White suite comprising panelled bath with shower attachment over. Low level WC. Pedestal wash basin. Radiator. Double glazed window to side.

#### KITCHEN

9'10 x 7'3 (3.00m x 2.21m)

Fitted with a range of modern floor and wall mounted cupboards with bevel edged worktops over. Built in electric cooker with gas hob. Inset stainless steel sink unit with mixer tap over. Plumbing for washing machine. Gas boiler supplying central heating and domestic hot water. Radiator.

#### LOUNGE

13'5 x 14'6 (4.09m x 4.42m)

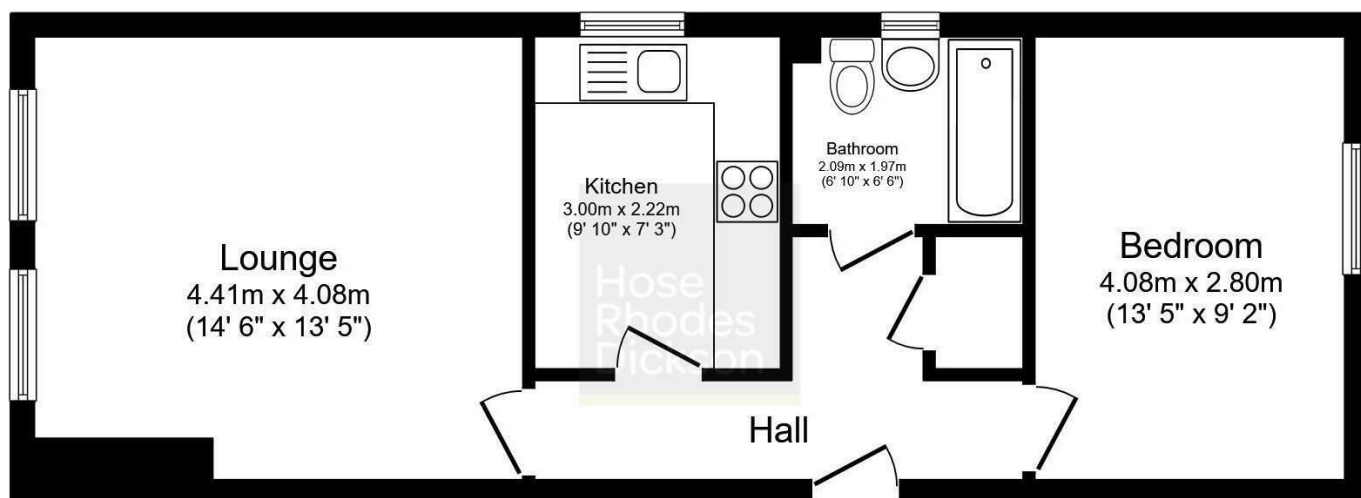
Spacious area with laminate wood flooring. Two double glazed windows to front. Radiator. Television point.

#### TENURE

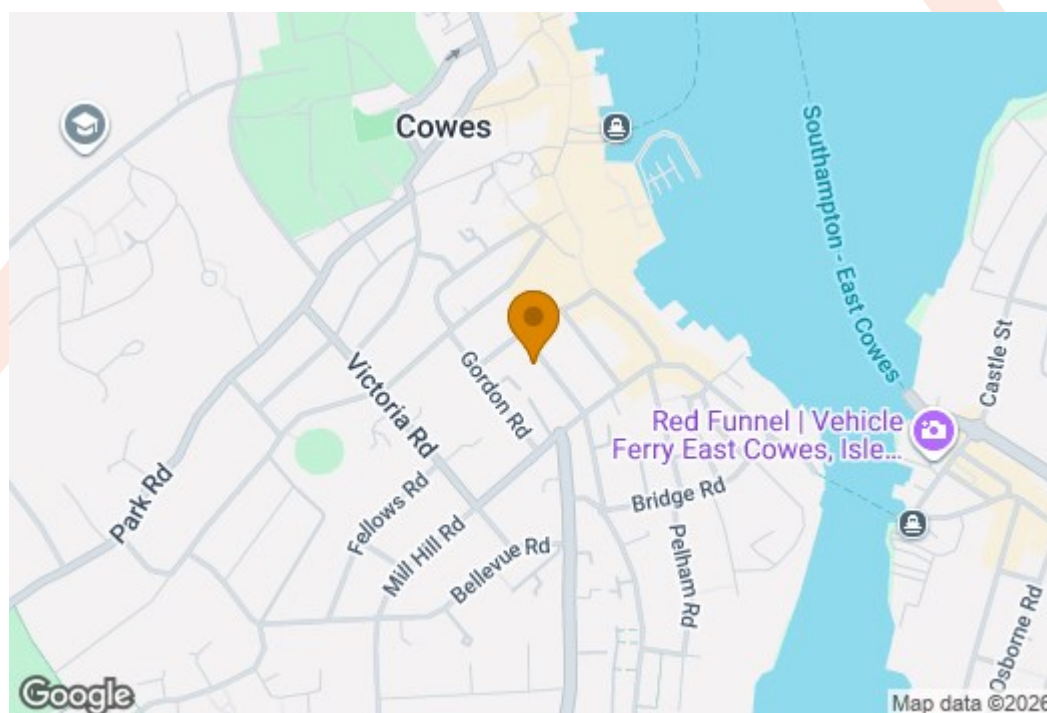
Leasehold. 999 year Lease from 2007. Maintenance charge approximately £1050 per annum which includes building insurance. Council Tax Band A.







**Floor Plan**  
Floor area 47.3 sq.m. (509 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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