



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

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.

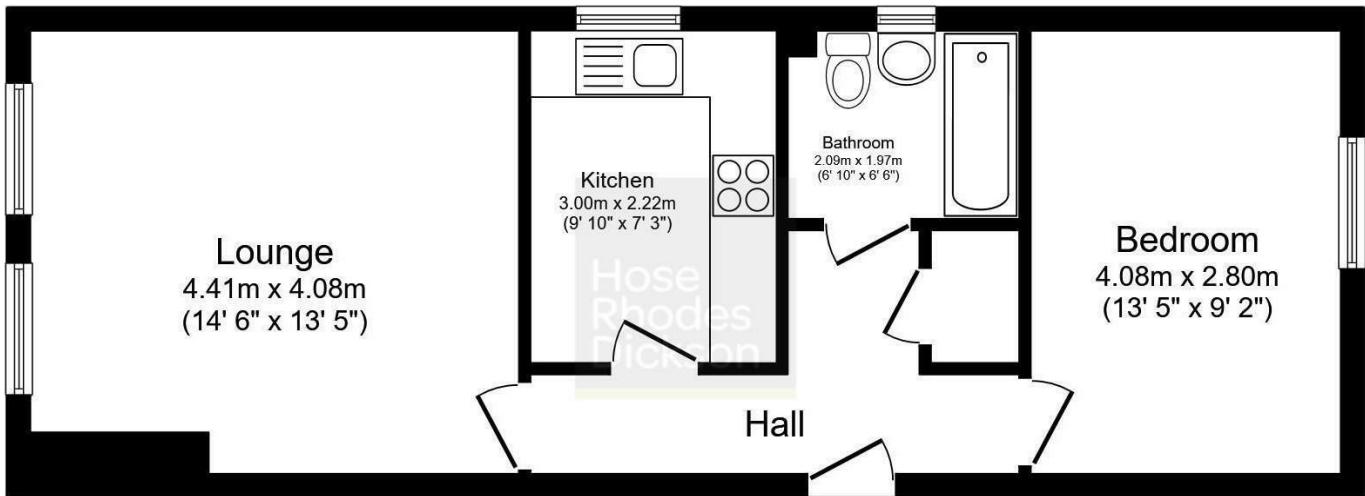


TENURE

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

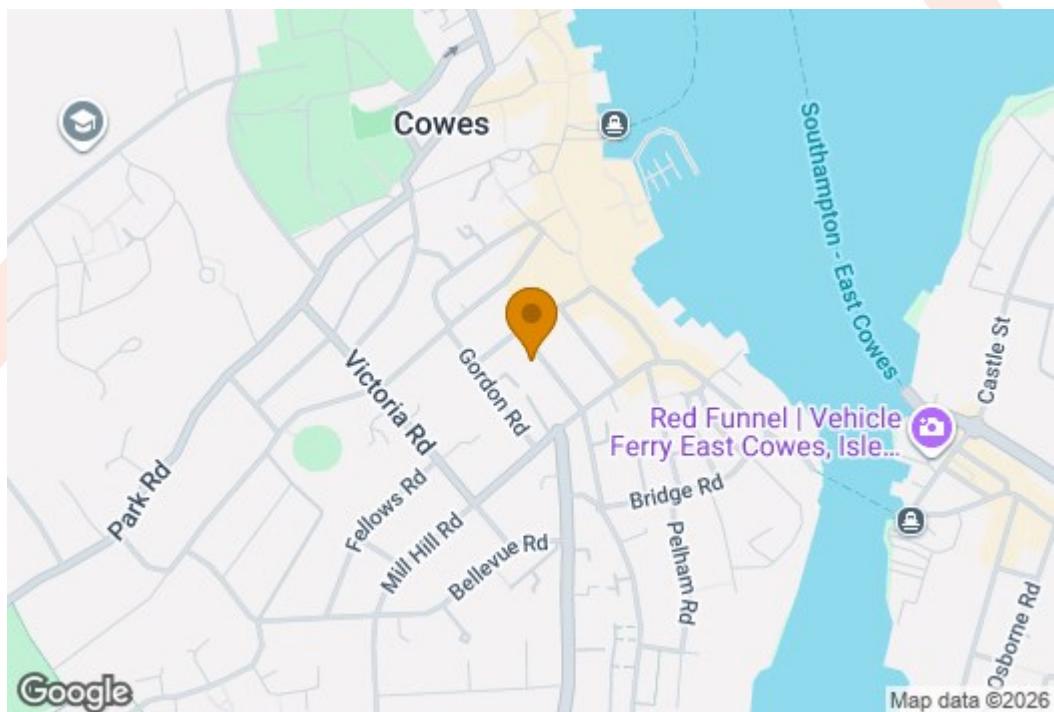
Council Tax Band A.





Floor Plan

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



		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			
England & Wales		EU Directive 2002/91/EC	

		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	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS

T: 01983 292114

E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK