



MARVINS
ESTATE AGENTS



6 ADMIRAL GARDENS, COWES, PO31 7XE OFFERS IN THE REGION OF £320,000

Most comfortable first floor three bedroom apartment in a purpose built residence enjoying a very bright and interesting aspect with balcony and harbour views. Located just a stones throw from Cowes Town Centre with its shops, sailing facilities and high speed ferry connection to the mainland. The accommodation includes the master bedroom having an en-suite Bathroom room, further family bathroom, Lounge/Diner and Kitchen. There is gas central heating and double glazing installed. The property benefits from allocated under croft parking space. Early viewing is highly recommended.

COWES OFFICE

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6 ADMIRAL GARDENS, COWES, ISLE OF WIGHT PO31 7XE

Security Entrance Door. Lift and stairs to First Floor off.

Entrance Door to:

SPACIOUS ENTRANCE HALL

Large built in storage cupboard. Radiator. Entry phone control.

LOUNGE

21' x 9'10" widening to 17'10" (6.40m x 3.00m widening to 5.44m)

in to double glazed bay window with harbour and solent views. Double doors to Kitchen. Two radiators. Television point. Large double glazed sliding patio door to:

BALCONY

Further solent and harbour views.

KITCHEN

12'3" x 7'11" (3.73m x 2.41m)

Range of fitted modern floor and wall cupboards with bevel edged work tops. Inset sink unit with mixer tap over. Gas hob and electric cooker. Built in microwave. Integrated fridge/freezer. Cupboard housing Vaillant gas boiler supplying central heating and domestic hot water. Double glazed window. Integrated dishwasher. Plumbing for washing machine.

BEDROOM ONE

12'11" excluding wardrobe space x 9'6" (3.94m excluding wardrobe space x 2.90m)

Built in wardrobe cupboards and shelving. Double glazed window. Radiator.

EN-SUITE BATHROOM

Panelled bath with mixer tap and shower over. Vanity wash basin. Low level WC with concealed cistern. Towel rail/radiator. Shaver point. Large feature mirror. Part tiled walls.

BEDROOM TWO

11'2" x 9'1" (3.40m x 2.77m)

Fitted cupboards and over bed storage units. Radiator. Double glazed window.

BEDROOM THREE

7'11" x 12'2" in to bay (2.41m x 3.71m in to bay)

Radiator. Double glazed window.

BATHROOM

Panelled bath with mixer tap and shower attachment over. Vanity wash basin. Low level WC with concealed cistern. Large feature mirror. Towel rail/radiator. Shaver point.

TENURE

Leasehold with share of Freehold. No ground rent collected.

Balance of a 999 Year Lease from 1991.

2025 Maintenance charge Approximately £3530.04 PA

No pets allowed.

COUNCIL TAX BAND

Band E

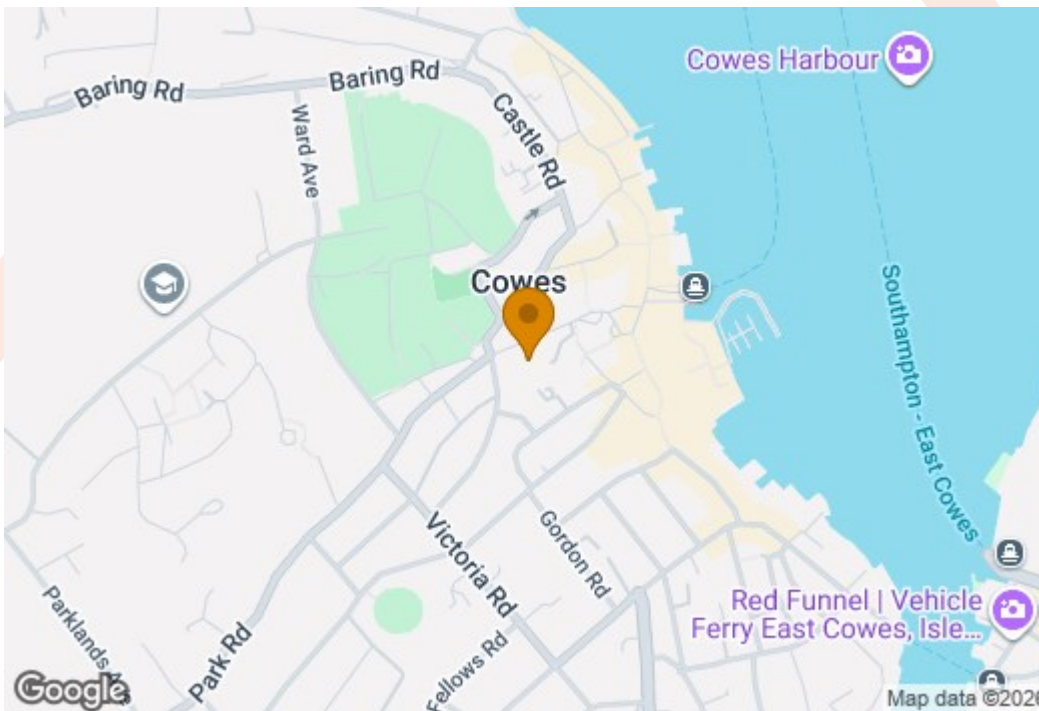




6 Admiral Gardens



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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		

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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