



**MARVINS**  
ESTATE AGENTS



## 10 BRIARY COURT EGYPT ESPLANADE, COWES, PO31 8BT

**£240,000**

A most comfortable remodelled seafront retirement apartment. The present vendor has modernised this home throughout and offers an airy open plan living area with modern kitchen, integrated appliances and a boiling water tap. A Juliet balcony with double glazed french doors offers panoramic Solent views. There is a luxury shower room, large double bedroom with walk-in wardrobe. Modern electric heating and double glazing. Additional to the apartment this property has its own garage included within the sale. Offered chain free this home is ready to move in to. Briary Court has attractive communal gardens, an indoor heated swimming pool for residents (and their guests), communal lounge, laundry facilities and a house manager. It should also be noted there is a guest suite within Briary Court. for friends or relatives. Viewing is highly recommended.

### COWES OFFICE

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Security Entrance Door to:  
Communal Entrance Hall with Entrance Door to  
Apartment No 10.

### ENTRANCE HALL

Door entry control. Built in cupboard housing hot water tank, water softener and electric meters. Open to:

### OPEN PLAN LIVING/KITCHEN AREA

20'10" max in to recess x 22' in to bay window (6.35m max in to recess x 6.71m in to bay window)

Double aspect room with panoramic Solent views. Juliet balcony with double glazed French Doors. Two electric radiators. Built in television plinth.

A very modern kitchen area with a range of fitted floor and wall cupboards. Fitted Smeg induction hob. Built in Samsung electric oven and grill. Samsung microwave over. Bosch dishwasher and a built in fridge and freezer. Inset stainless steel sink unit with mixer tap over and boiling water tap. Breakfast bar area.

### BEDROOM

9' x 13'3" (2.74m x 4.04m)

Double glazed window and sea views. Electric radiator. Walk in wardrobe area with plenty of hanging space and drawer units.

### SHOWER ROOM

Tiled corner shower cubicle. Vanity wash basin with mixer tap and drawer storage. Low level WC. Towel rail/radiator. Inset ceiling lights.

### GARAGE

23'2" x 10' (7.06m x 3.05m)

With electric up and over door, power and light connected. Present ground rent £12.50 per annum.

### OUTSIDE

Surrounding Briary Court there are attractive maintained gardens. Within the main building there is a residents Lounge with access to terrace and indoor heated swimming pool.

### TENURE

Leasehold held on the balance of a 125 year lease from 1989. Present service charge approximately £5453.00 per annum. Ground rent approximately £575.70 per annum. Council tax band E.





# Floor Plan



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>	<b>75</b>	<b>75</b>
(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		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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