

eastcowes@wright-iw.co.uk

wright  
estate agency



**£330,000**

37 Princess Court Castle Street, East Cowes, PO32 6GG



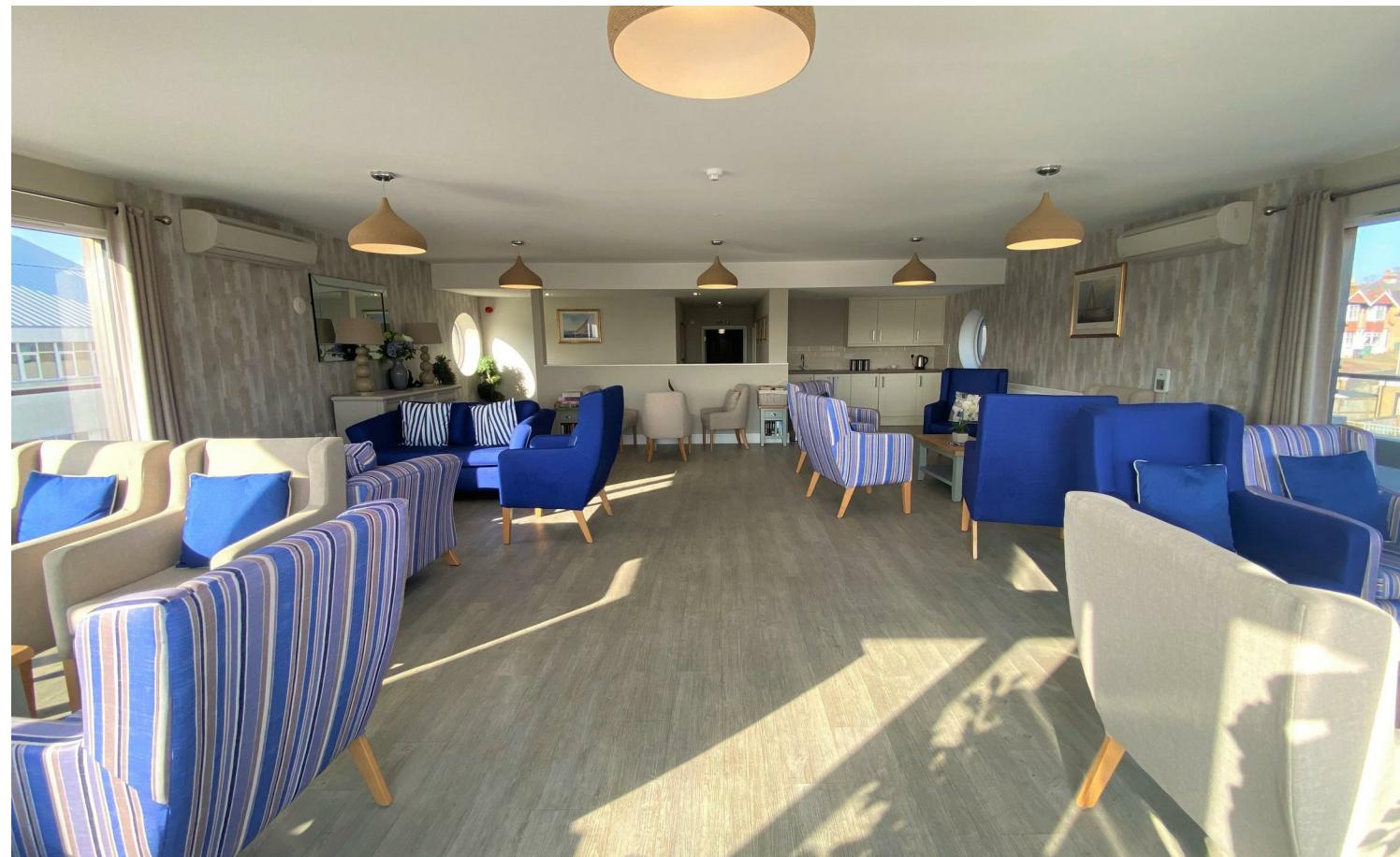
This bright, spacious modern penthouse apartment is set within the luxury development, Princess Court, that has been designed for the over 55's. The property boasts stunning sea views from both of it's balcony's.

The light and airy apartment comprises a welcoming entrance hallway, lounge/ diner with dual aspect sea views and French doors leading onto the balcony, modern fitted kitchen, two double bedrooms both with built in storage and one of which that has access onto the second balcony and a shower room WC.

Residents of Princess Court also benefit from the use of the Britannia Lounge, a communal lounge/ kitchenette and outside terrace as well as a communal laundry room.

Just a stones throw away is Waitrose supermarket and the town of East Cowes with it's array of shops and eateries. Bus connections to Newport and Ryde and ferry connections to Southampton.

For more information or to arrange an internal viewing, please contact The Wright Estate Agency on 01983 281010 today.



#### Communal Entrance

Stairs & Lift Facilities to the Fourth Floor

#### Door To:

Entrance Hallway

Lounge/ Diner 18'6" x 16'11" (excl door recess)

Kitchen 12'1" x 5'9"

Bedroom 1 14'6" x 12'9" (max)

Bedroom 2 12'1" x 9'3" (max)

Shower Room 7'1" x 6'11"

#### Leasehold Information

Lease Length: 125 Years from 01.01.2018

Service Charge: £1259 per 6 months

Ground Rent: £575 per year

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

#### Council Tax

Band C

#### Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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



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