eastcowes@wright-iw.co.uk

wright estate agency

Offers In Excess Of £270,000

Osborne View, Osborne Cottage York Avenue, East Cowes, Isle Of Wight, PO32 6BD

Commanding exceptional views from an enviable position, this home is a spacious ground floor apartment offering flexible accommodation and set within a very desirable area. The home is offered in an immaculate condition providing a comfortable, relaxing environment in the shadow of Queen Victoria's Royal Residence.

Proudly positioned, this lovely apartment boasts stunning views over the meadow of Osborne House which can be enjoyed from a fabulous terrace in your own spacious and low maintenance garden.

Finished to a very high standard the accommodation comprises of a welcoming hallway with lounge/diner with stunning views, modern kitchen with space for a small table, two double bedrooms and modern bathroom /shower room WC. Externally there is residents allocated parking and refuse store.

This truly is a rare opportunity to acquire this substantial apartment at Osborne Cottages in the coastal resort of East Cowes, which has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes Marina. The lovely esplanade boasts a playground, paddling pool, cafe and has woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.

To arrange a viewing of the fabulous apartment please call The Wright Estate Agency on 01983 281010.

Hallway	
Lounge	22'2" x 9'10"
Kitchen	13'0" x 8'1"
Bathroom	7'9" x 7'11"
Bedroom 1	10'4" x 9'10"
Bedroom 2	11'6" x 8'0"

Outside
The rear garden is mainly low maintenance with a large patio area, decorative shingle, shrubs and stunning views across the meadows of Osborne House

Parking
Two allocated parking spaces in the communal car park

Council Tax
BAND B

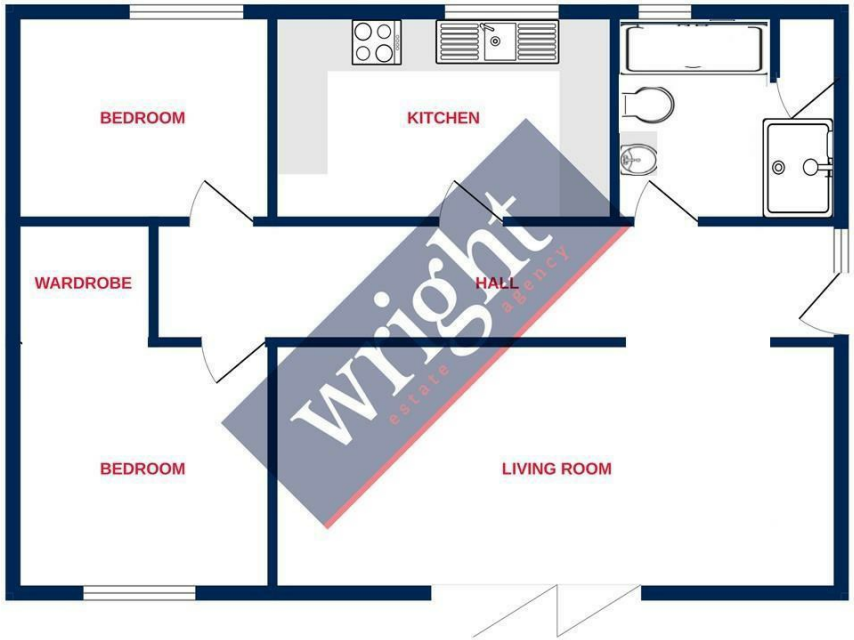
Tenure
Leasehold with a share of the Freehold

Additional Information
Lease remianing 980 years
No Ground Rent
No service charge.
Block Insurance 50/50 Split with top floor flat.

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

Agent Notes
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
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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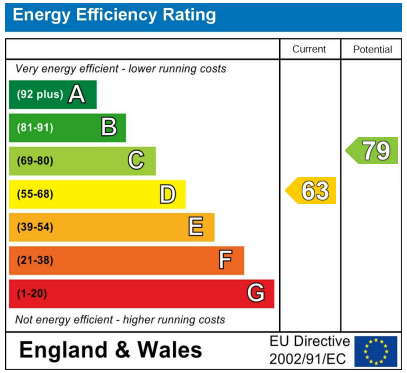

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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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