



**£150,000**

4 Cavalier Quay, East Cowes, Isle of Wight, PO32 6EW





#### 4 Cavalier Quay, East Cowes

We are acting in the sale of the above property and have received an offer of £150,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



#### Communal Entrance

#### Hallway

Lounge/ diner 16'11" x 11'8"

Kitchen 9'10" x 6'2"

Bedroom 1 12'11" x 10'4"

Bedroom 2

Bathroom 6'0" x 6'0"

#### Outside

Allocated parking is situated to the rear of the apartment block.

#### Additional Information

125 years from June 1998

Ground Rent - £125 per annum

Service Charge - £474.17 per 6 months

#### Council Tax

Band B

#### Services

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

#### Agents 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

FIRST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(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



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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**wright**  
estate agency