



£195,000

Flat 2, Osborne Villas, 49A Cambridge Road, East Cowes, Isle of Wight, PO32 6AH





Set along the highly desirable Cambridge Road in the charming town of East Cowes, this delightful first-floor flat presents an excellent opportunity for first-time buyers or those seeking a holiday retreat. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room that is open to the kitchen, serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the main features of this flat is the lovely balcony, which offers stunning sea views, allowing you to soak in the beauty of the coastal surroundings. Imagine sipping your morning coffee or unwinding with a glass of wine as you take in the picturesque scenery.

The flat also includes a conveniently located shower room and an allocated parking space, ensuring that you have a secure spot for your vehicle. The sought-after location enhances the appeal of this property, as it is just a short stroll from the seafront, where you can enjoy leisurely walks along the beach. Additionally, essential amenities such as a doctor's surgery and a Waitrose supermarket are within easy reach, making daily life both convenient and enjoyable.



This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, convenience, and coastal charm. Whether you are looking to make your first step onto the property ladder or seeking a serene getaway, this flat on Cambridge Road is an opportunity not to be missed.

The coastal resort of East Cowes has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand 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 a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away



Hallway

Lounge / Kitchen 17'5" x 12'2"

Bedroom 1 15'4" x 10'0"

Bedroom 2 9'10" x 7'11"

Shower room wc 9'0" x 6'5"

Parking

The apartment has 1 allocated parking space located at the rear of the property.

Outside

The property has a decked balcony with ample room for a bistro table and chairs to fully enjoy the views over the Solent. There is also a communal garden located at the rear of the property.

Tenure

Leasehold with 108 years remaining.

Council Tax

Band B

Additional Information

Lease Remaining 108 Years

No Ground Rent

Maintenance Charges - £522.57 per annum.

Additional charge for Communal area electric, garden refuse bin

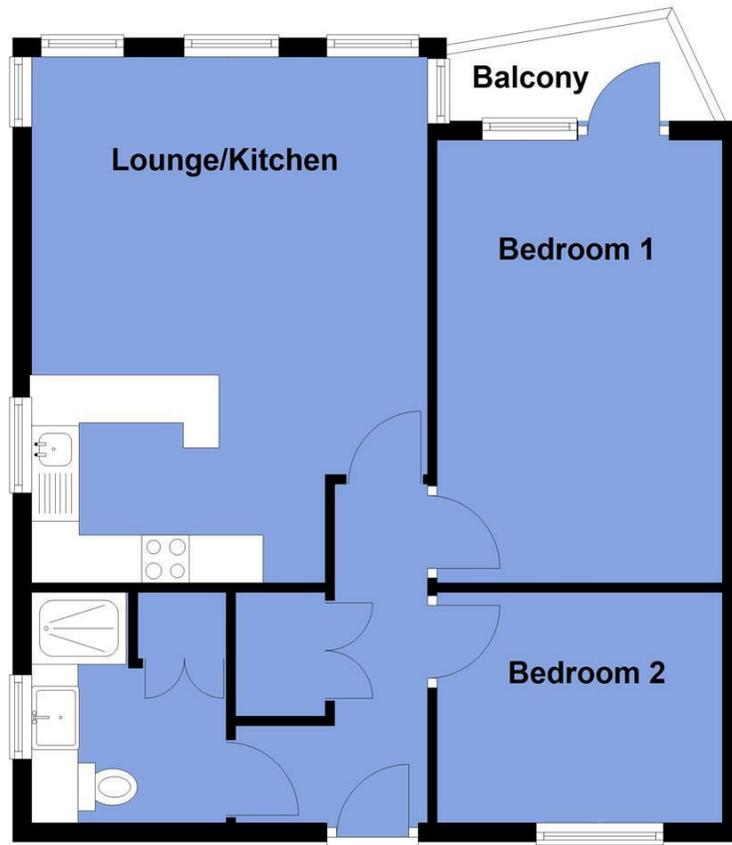
Services

Mains water, drainage, gas and electric

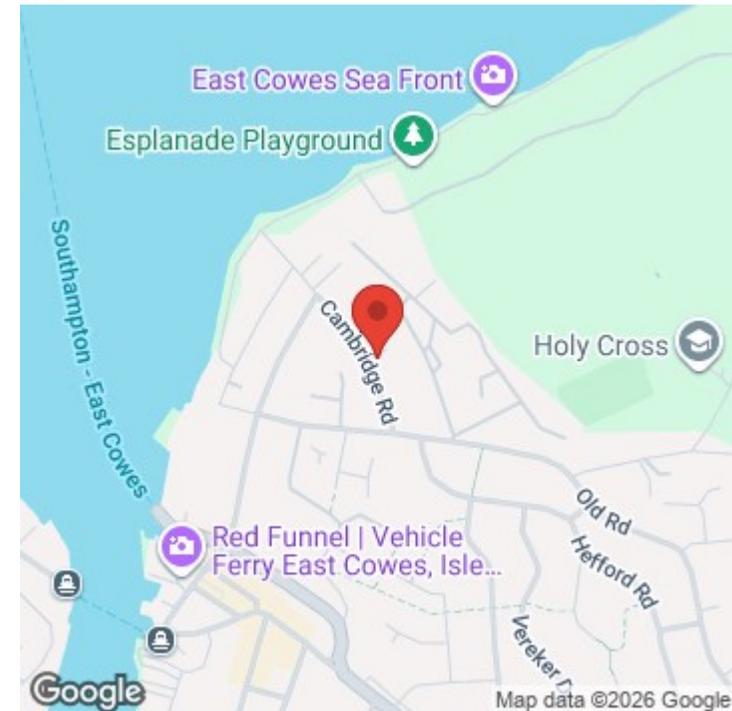
Agents Notes

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.

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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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