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wright  
estate agency



**£129,950**

Flat 3, Bridge Court, 4 Chinchin Close, East Cowes, Isle of Wight, PO32 6GR





Welcome to this charming modern apartment located in the desirable area of Chinchon Close, East Cowes. This delightful property is an ideal choice for first-time buyers seeking a comfortable and stylish home.

The apartment features a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The bedroom is thoughtfully designed, offering a peaceful retreat at the end of the day. The modern bathroom is equipped with contemporary fixtures, ensuring both functionality and style.

One of the standout features of this property is the modern kitchen, which is perfect for those who enjoy cooking and entertaining. It is fitted with sleek appliances and ample storage, making it a joy to prepare meals.

Outside, you will find a lovely patio garden, providing an outdoor space to enjoy fresh air and sunshine. This area is perfect for unwinding with a good book or a morning coffee.

Additionally, the apartment comes with an allocated parking space, a valuable asset in this popular location. East Cowes is known for its vibrant community and convenient amenities, making it an excellent place to live.

In summary, this modern apartment in Chinchon Close offers a fantastic opportunity for first-time buyers to own a stylish home in a sought-after area. With its appealing features and prime location, it is not to be missed.

Hallway	
Lounge/ Kitchen	18'4" x 10'0"
Bedroom 1	12'8" x 9'1"
Bathroom	6'7" x 6'7"
Outside	
To the front of the property there is a small patio area with access to the property.	

Parking	
To the rear of the property there is a communal car park with one allocated parking space.	

Tenure	
Leasehold	

Council Tax	
Band A	

Additional Information	
Lease Remaining - 992 Years	
Maintenance Charge - £1530 per annum	
Ground Rent - £201	
Greenbelt Charge - £95	

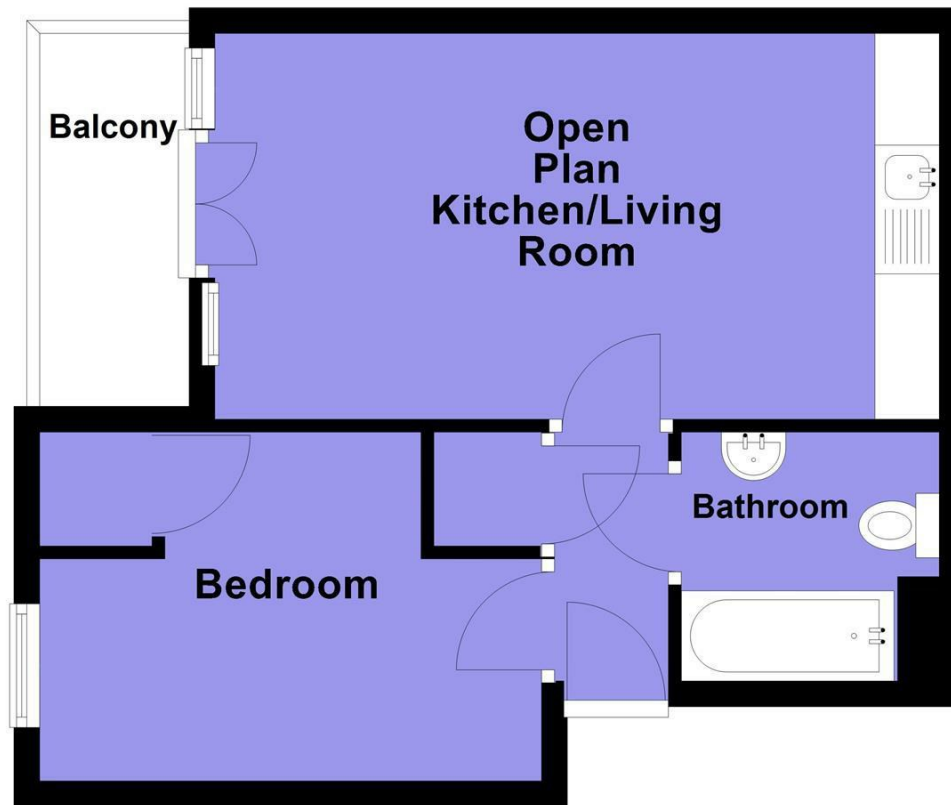
Services	
Mains Water, Drainage, Electric, Gas	


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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>81</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 	



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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