eastcowes@wright-iw.co.uk

wright estate agency



£189,995

Flat 5, Park Gate York Avenue, East Cowes, Isle of Wight, PO32 6BE







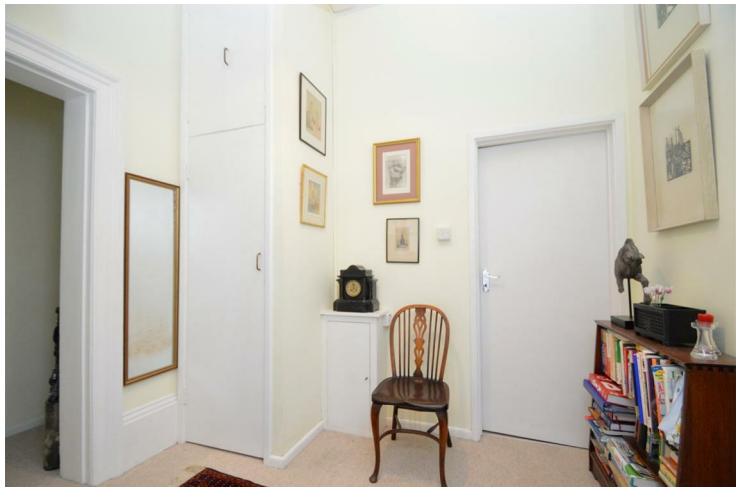


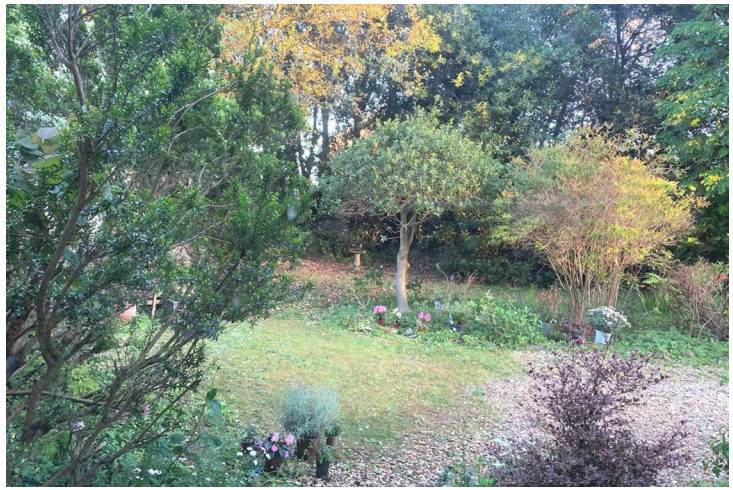












Nestled in the charming area of York Avenue, East Cowes, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With its own private entrance, this well-presented apartment boasts two spacious bedrooms, making it an ideal choice for those seeking a peaceful retreat.

The apartment forms part of the historic building which was previously the residence of Queen Victoria's surgeon. The home has retained many period features but has had the benefit of a new kitchen. The property features a generous reception room that invites natural light, creating a warm and welcoming atmosphere. The well-appointed bathroom ensures that all your needs are met, while the layout of the home provides a sense of space and ease of living.

One of the standout features of this home is the private garden, which is adorned with mature trees, shrubs and flowers, providing a tranquil outdoor space to relax and unwind. The charming summerhouse adds a touch of character and serves as a perfect spot for enjoying the summer months or pursuing hobbies.

Additionally, off-road parking is available, offering convenience and peace of mind in this sought-after location. The property is situated close to the historic Osborne House, Queen Victoria's former summer residence, allowing residents to enjoy the rich heritage and beautiful surroundings of East Cowes.

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.

Private Entrance

Kitchen	9'0" x 8'7"
Hallway	8'11" x 7'0"
Sitting Room	17'10" x 13'10"
Bedroom 1	15'4" x 10'7"
Bedroom 2	13'10" x 6'10"
Bathroom	8'10" x 7'0"

Outside
One of the standout features of this home is the private garden, which is adorned with mature trees, shrubs and flowers, providing a tranquil outdoor space to relax and unwind. The charming summerhouse adds a touch of character and serves as a perfect spot for enjoying the summer months or pursuing hobbies. There is also a private seating area with awning, perfect for those morning coffees in the sun.

Parking
There is off road parking located to the front of the property.

Council Tax
Band B

Tenure
Leasehold - remainder of 999 year lease - 950 years

Additional Information
Lease Remaining - 950 years
Ground Rent - N/A
Maintenance Fees - £95.00 per month

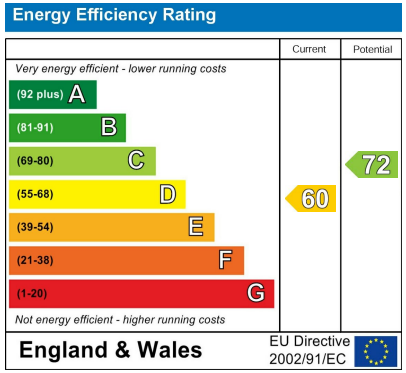
Services
Mains drainage, water, gas and electric

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

GROUND FLOOR



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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