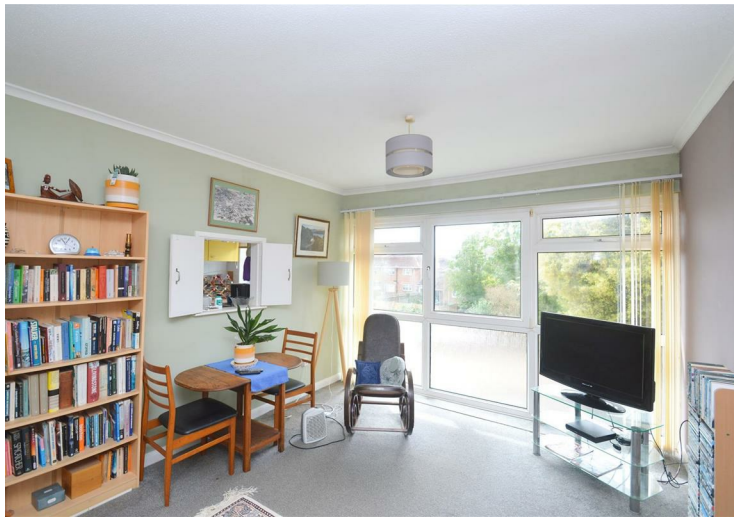
eastcowes@wright-iw.co.uk

wright estate agency



Offers In Excess Of £120,000

34 Cockerell Rise, East Cowes, Isle of Wight, PO32 6JL













Set in the charming area of Cockerell Rise, East Cowes, this delightful first-floor flat presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room offers a comfortable area for entertaining guests or enjoying quiet evenings at home.

The flat features a modern bathroom, ensuring convenience and comfort for its residents. As a purpose-built apartment, it benefits from a thoughtful layout that maximises space and functionality. The communal gardens surrounding the property offer a lovely outdoor retreat, perfect for enjoying the fresh air or socialising with neighbours.

One of the notable advantages of this property is the allocated parking space, providing ease and security for your vehicle. Additionally, the flat's proximity to the historic Osborne House, once the summer residence of Queen Victoria, adds a touch of local heritage and charm to the area.

This property is not only a wonderful place to call home but also represents a sound investment opportunity in a desirable location. With its spacious design and convenient amenities, this flat is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely apartment your own.

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 and cafe.



Hallway	
Lounge/ Diner	15'7" x 10'9"
Kitchen	7'10" x 7'0"
Bedroom 1	11'8" x 9'10"
Bedroom 2	13'5" x 7'10"
Bathroom	7'10" x 5'2"

Outside
Communal gardens surround the apartment.

Parking
One allocated parking space within the communal car park

Tenure
Leasehold Remainder of 999 year lease

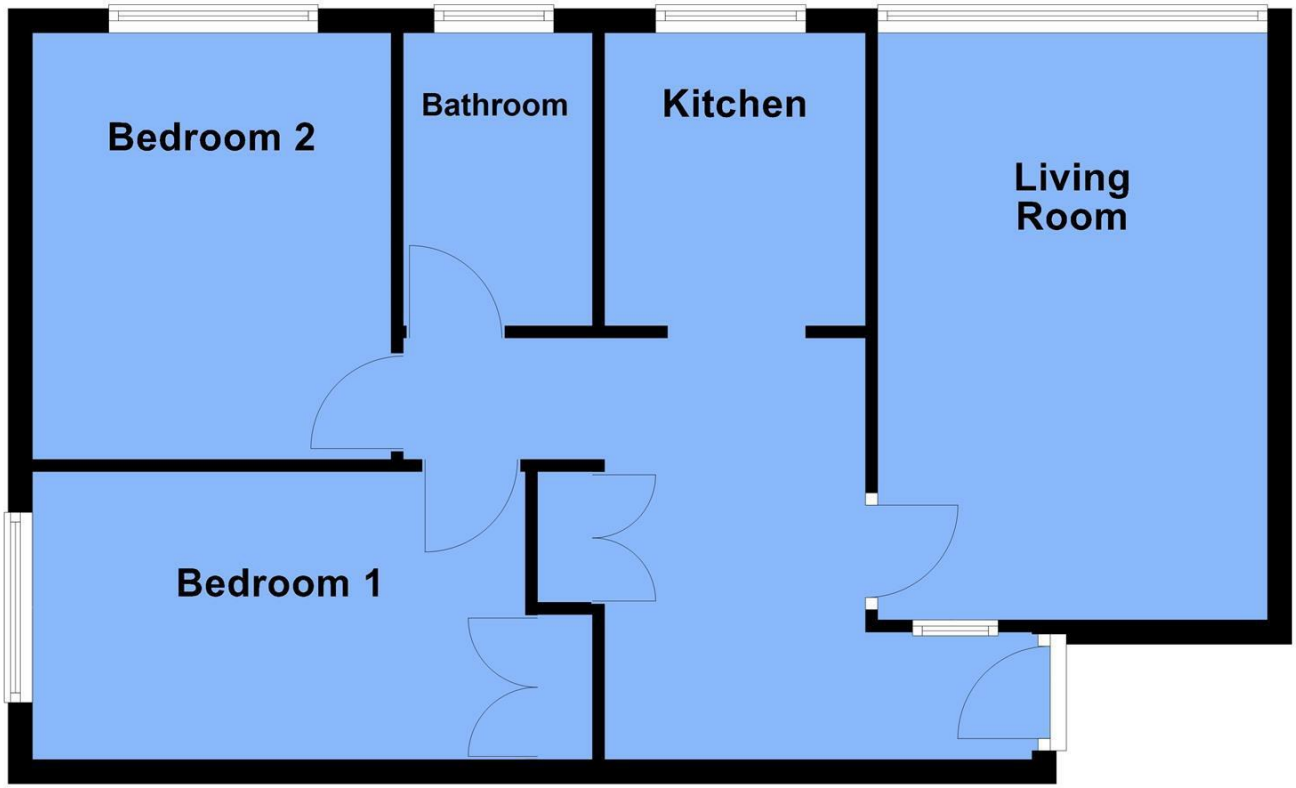
Council Tax
Band A

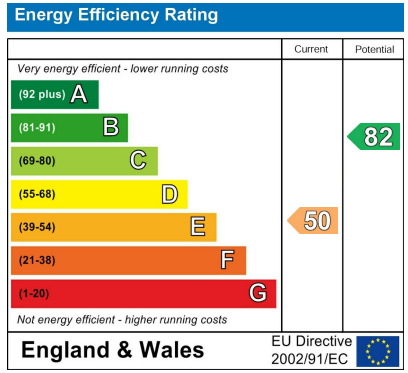
Additional Information
Lease Remaining - 949 Years
No Ground Rent
Service Charge - £1236 per annum
1/36th Freehold on Completion

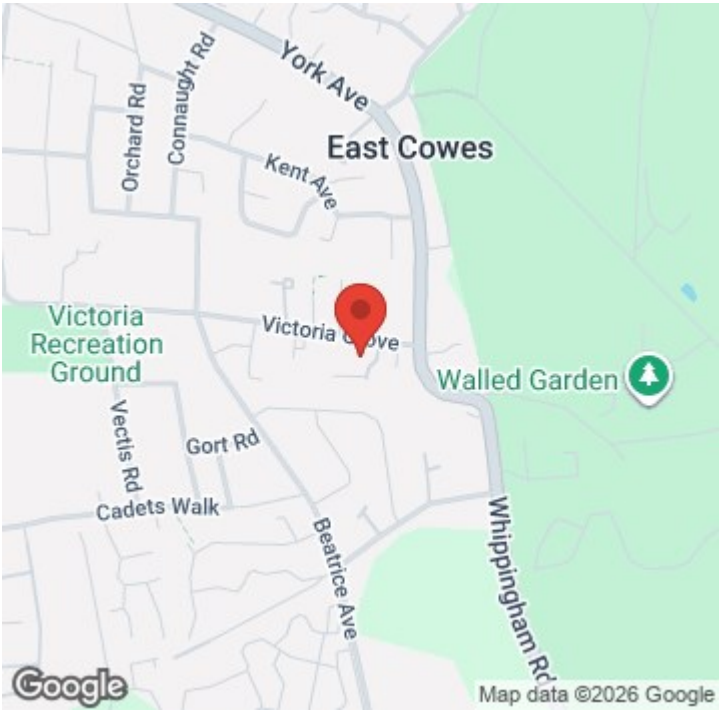
Services
Mains water, drainage, electric

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.

Floor Plan







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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