

McCarthy  
& BOOKER



Flat 19, Griffin House Admiral Gardens, Cowes, PO31 7XE

**Guide Price £315,000**



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY AND BOOKER\*\*\*

A centrally located second floor apartment with three bathrooms, two bath/shower rooms, open plan living, lift and undercroft parking with the bonus of being CHAIN FREE!

#### A three bedroom, second floor apartment

Located in a very central position, a stones throw from M&S, and within minutes walk of all of the other amenities that Cowes has to offer. This bright and light apartment has two bath/shower rooms, open plan living/dining area and lovely views out over the harbour from the balcony. It also has the multiple benefits of having allocated parking, a lift and that it is CHAIN FREE.

\*\*At present, the cladding is being upgraded to current building regulations\*\*

#### Interior

This spacious apartment is well presented and each room is neutrally decorated and bathed in light.

The hallway has a convenient large storage cupboard and leads off through double doors into the bright and sunny living area. This generous sized room has built in open storage, space for dining as well as a fully glazed bay window, a fabulous spot to sit and look over the Cowes rooftops to the harbour views. This relaxing panorama can also be enjoyed from the balcony that is reached through sliding glazed doors. The kitchen is well appointed with many white wall and base units and has space and plumbing for a washing machine and dishwasher, an integrated fridge/freezer, low level oven and four ring gas hob.

There are three double bedrooms, one with built in storage and another that also has built in storage as well as having a full height bay window which would make a great office/study or snug. The principal bedroom has an array of built in wardrobes and an ensuite shower room with fully tiled walk in shower cubicle, basin within a vanity unit and concealed cistern WC.

The separate bathroom has a bath with overhead shower, vanity unit and WC.

#### Exterior

This purpose built block is set amongst very well maintained grounds that has a communal garden and an allocated undercroft parking space. There is a secure entrance system with a lift from the parking area to all floors.



## Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

### Further Information

Tenure: Share of freehold, length of lease 999 years from 1991

Ground rent £75.00 pa

Holiday lets not permitted

Pets by written consent

Maintenance fees for 2025 £3881.72, includes water/standing charge and reserve fund

EPC: B

Council tax band: F

Ultra and Superfast broadband available in this area

Double glazed throughout

Allocated undercroft parking space

Lift

Mains water, gas, electricity and sewerage

Gas central heating via Vaillant combi boiler



### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

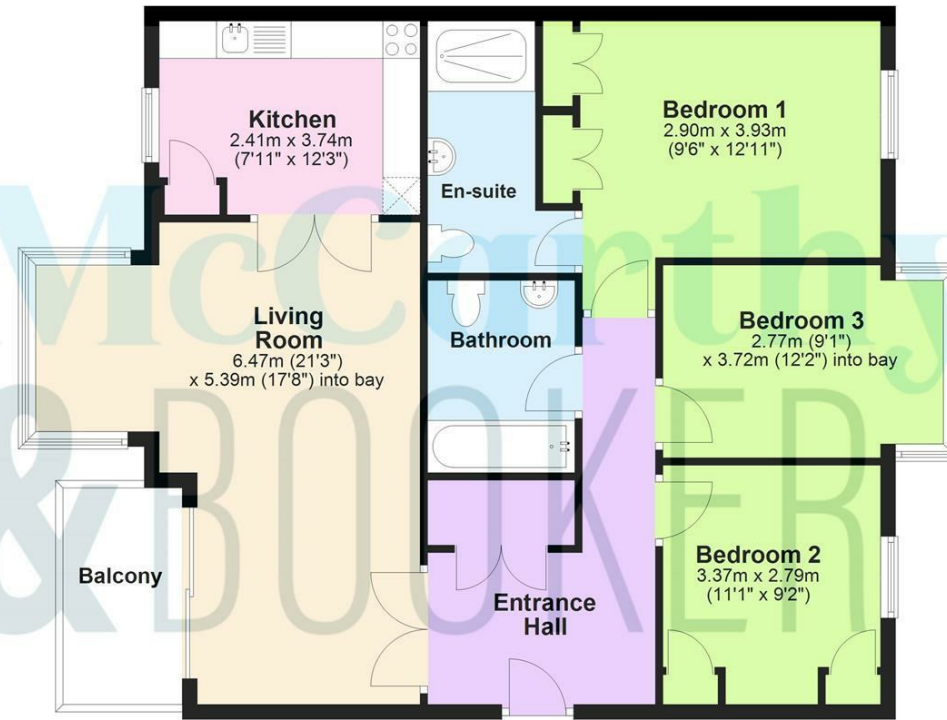
### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

## Ground Floor

Approx. 92.5 sq. metres (995.3 sq. feet)  
(excluding Balcony)



Total area: approx. 92.5 sq. metres (995.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group  
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**19 Griffin House, Admirals Gardens, Cowes**