

McCarthy  
&BOOKER



Apartment B The Gloster The Parade, Cowes, Isle of Wight, PO31 7QD

**Guide Price £545,000**



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

The rare opportunity to purchase a spacious apartment with two double bedrooms, both with ensuite, with fantastic sea views and awesome sized terrace. CHAIN FREE!

#### Waterfront two bedroom apartment

A rare opportunity to acquire a spacious and elegant apartment in one of Cowes' most prestigious locations, perfectly positioned next to the Royal Ocean Racing Club and Royal Yacht Squadron. This two-bedroom apartment with a living room that has large sliding doors onto a private terrace, also has a modern kitchen and two bath/shower rooms. The property offers uninterrupted views across Cowes Harbour, the Solent, Trinity Landing and the Royal Yacht Squadron Marina along with a level walk to Cowes High Street and the Red Jet terminal. This beautiful apartment is ideal as a full-time residence or lock-up-and-leave second home.

#### Apartment B

Enjoy panoramic vistas from the comfort of your living room and two double bedrooms, this stylish apartment also has a kitchen and two bathrooms, one being ensuite to the principal bedroom.

The elegant sitting/diner has a bright and spacious open-plan living area with folding wooden shutters, inset ceiling lighting and direct access to the terrace through large sliding doors. The perfect space to relax and watch the world sail by with its every changing seascape.

A contemporary kitchen is fully fitted with a range of modern units, bevel-edged worktops, and integrated appliances including dishwasher, washing machine, fridge/freezer, oven and hob. All complemented by stunning views over the harbour.

Both generous sized double bedrooms benefit from patio doors to the terrace and spectacular sea views. The principal bedroom includes an ensuite bathroom with bath and separate shower, as well as there being a stylish main bathroom with panelled bath, corner shower cubicle and vanity unit.



### Exterior

Enjoy unrivalled waterfront panoramic views from the expansive private terrace that has tiled and glazed outdoor flooring with low walls and glass balustrades—perfect for al fresco dining, entertaining or watching the regattas.

### 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, leasehold current lease 999 years

Council tax band: E

EPC: C

Current service charge approx £6000.00 pa including heating and hot water

PARKING PERMITS AVAILABLE TO PURCHASE FROM IOW COUNCIL FOR COWES PARADE £72 for first car and £100 for second

Long term lets acceptable up to 2 years

No holiday letting

Pets by arrangement

Secure video entry system

Gas central heating

Double glazing

Mains water, gas, electricity and sewerage

Broadband Ultrafast is available in this area



## 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.

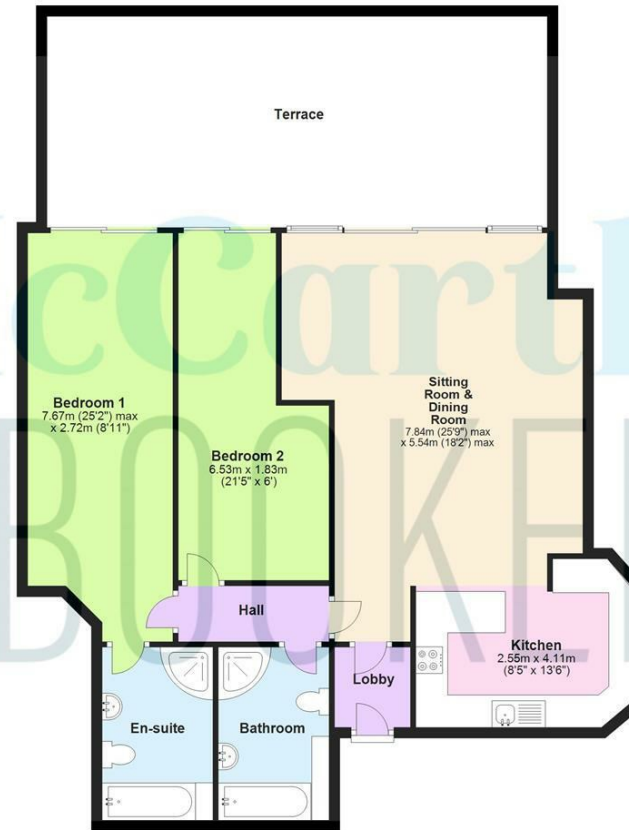
## Disclaimer

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. 102.3 sq. metres (1101.5 sq. feet)



Total area: approx. 102.3 sq. metres (1101.5 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 www.silverarchgroup.co.uk  
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Apartment B, The Gloster, The Parade, Cowes