



Flat 4, Tudor House Bath Road, Cowes, Isle of Wight, PO31 7RH

Guide Price £169,950



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A bright and airy first floor apartment in Old Town Cowes with two double bedrooms and views to the sea. Located within a period property and in an excellent location for all of Cowes amenities.

Two bedroom first floor apartment

With two generous sized double bedrooms, a sitting/dining room, shower room and kitchen, this flat could not be more central to Old Town Cowes. From one bedroom it has direct views straight down Watchhouse Lane to the sea.

Tudor House

A lovely apartment within a period property that has been converted into separate self contained flats. The large bedrooms and sitting room give a spacious feel and the multiple windows allows light to flood in.

The principle bedroom has direct views down towards the harbour through a circular bay window and the second bedroom is equally good sized.

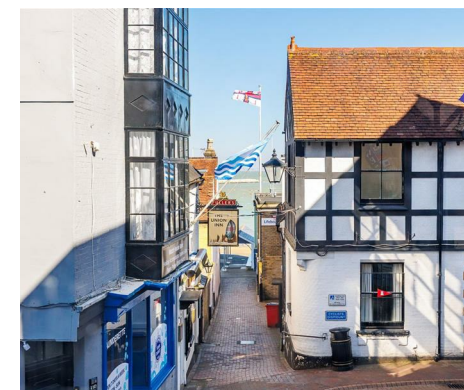
The sitting/dining room has a built in storage cupboard and three windows in the room, making it a sunny relaxing space.

A kitchen is off the living area and has space for a cooker and low level fridge, with wooden worksurfaces and white wall and base units.

The final room is a shower room which has space and plumbing for a washing machine.

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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, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Further Information

Tenure: Leasehold 125 years from 1988

Annual ground rent/service charge: £1430 due in December and June

No holiday lets

EPC: E

Council tax band: A

Sash windows with secondary double glazing

Mains gas, electric, water and sewerage

Broadband max predicted: Download 80mbps Upload 20mpbs

No pets



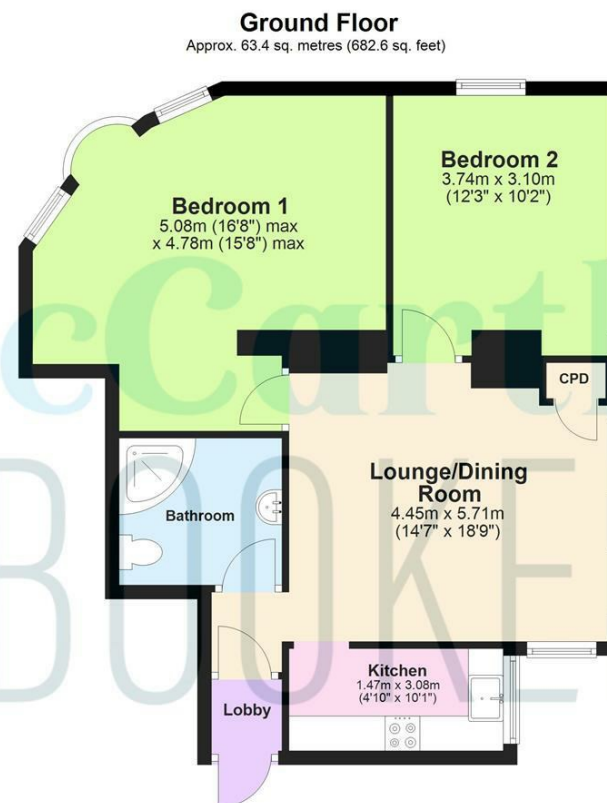
Viewing

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.



Total area: approx. 63.4 sq. metres (682.6 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.
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