



Millfield Avenue, East Cowes

£250,000



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This handsome building was converted from a hotel into eight elegant and well appointed apartments and is set within well maintained and attractive grounds. Apartment five is located on the ground floor and is spacious, light and hugely appealing with tall ceilings and attractive sash windows. The welcoming hallway runs through the centre of the apartment and gives access to the two double bedrooms - one with a stylish en-suite shower room; separate bathroom and wonderfully large and light sitting room with a view to the communal garden. The apartment also has the benefit of a beautiful kitchen/dining room with a square bay window to the front, letting light flood into the room. It is well stocked with smart, modern units and boasts a good range of "Neff" integrated appliances as well as plenty of space for a dining table - making it a perfect entertaining space. As well as allocated parking to the front, there is a private courtyard garden for the home. With access to the local town centre and mainland car ferry link, the apartment is well placed, but quietly positioned adding to its great appeal.

### Communal entrance door:

### Communal hallway:

A spacious area with stairs to first floor and personal door to apartment five.

### Entrance Hallway:

In fresh white decor, a lovely entrance to the home with inset down lights and travertine tiled floor. Two built in storage cupboards and multi paned double doors opening to:

### Sitting Room:

17'2" mx x 13'3" max (5.23 mx x 4.04 max)

Currently used as a bedroom, this beautifully light room has high ceilings and inset spotlights. Decorated in white with a sleek

black granite surround to an electric coal effect fireplace. Tall sash bay window to front looking to the communal gardens and providing winter Solent glimpses.

### Kitchen/Dining Room:

13'11" max x 13'6" max (4.24 max x 4.11 max)

Another wonderfully large and beautifully fitted room with a large sash window to front with folding shutters to each side. The clotted cream fronted units conceal the "Neff" integrated fridge/freezer; dishwasher and washing machine, and an eye level double oven and induction hob with extractor hood complete the appliances. Stylish worktops and cream mosaic tiled splashbacks complement the fresh white walls and





travertine tiled floor and there is plenty of space for a dining table as well as a handy recess to one side - creating a great study space. Built in cupboard housing gas fired boiler.

#### **Bedroom One:**

14'8" x 10'5" + wardrobes (4.47 x 3.18 + wardrobes)

An attractive double bedroom with one wall fitted with cream fronted wardrobes and french doors with shutters to each side leading to the verandah. Door to:



#### **En-Suite Shower Room:**

8'2" max x 6'0" max (2.49 max x 1.83 max)

Fitted with sleek white suite of WC; wide vanity wash hand basin and separate shower enclosure.

#### **Bedroom Two:**

15'11" max x 9'7" max (4.85 max x 2.92 max)

This room is currently used as a sitting room, but is designed to be a second double bedroom with built in wardrobes and french doors looking and leading to the courtyard garden. Decorated in fresh white with flat ceiling and inset spotlights.



#### **Bathroom:**

11'3" max x 6'4" max (3.43 max x 1.93 max)

A large extra facility fitted with smart white suite of bath with chrome mixer tap/shower attachment over; WC and wash hand basin as well as a separate walk in shower enclosure. Opaque sash rear window.

#### **Courtyard Garden:**

The apartment benefits from a private paved courtyard garden which enjoys the sun for most of the day the courtyard extends round behind the master bedroom where there is an attractive verandah.

#### **Communal gardens:**

To the front of the building is a large, well tended communal lawned garden with planted borders.

#### **Parking:**

The apartment has its own allocated parking space in the communal parking area to the front of the building.

#### **Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

Energy Efficiency Rating	
Potential	Current
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p> <p>Not energy efficient - higher running costs</p>	
	68
	78
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Very energy efficient - higher running costs</p>	

