



82D Mill Hill Road, Cowes

£185,000



Megan Baker
Estate Agents



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An attractive and charming apartment, with good access to the local amenities and bus routes with allocated parking and its own pretty and private walled garden. Warmed by gas central heating and with UPVC double glazing, the apartment offers well presented accommodation, which includes two bedrooms; bright living room with vaulted ceiling; kitchen and bathroom. Share of freehold. Lease length 999 years from 24/6/2005. 25% contribution to building insurance and any works required. Current annual service charge £120.00. Council Tax Band - A. EPC D-65.

Side access to:

Personal Entrance Door into:

Kitchen:

13'4" max x 5'8" max (4.07m max x 1.75m max)

A good sized galley style kitchen fitted with wooden effect fronted units and topped by granite style worktops all finished off with pretty dark blue mosaic tiled splashbacks. Integrated under counter oven; hob and concealed extractor hood as well as spaces for fridge/freezer; washing machine and slimline dishwasher. The stainless steel sink unit is set beneath the rear window. A square opening links the room to the:

Sitting Room:

13'1" max x 11'2" (4.01m max x 3.42m)

A centrally positioned heart to the home, featuring a fabulous vaulted ceiling to add height and character with french doors linking the room to the garden. Handy built in storage cupboard with fitted shelving to the side; door to inner hallway and door to:

Bedroom Two:

13'4" x 7'1" (4.07m x 2.18m)

A very attractive, light room with window to rear, currently used as a study.

Inner Hallway:

With shaped ceiling; window to side with floral privacy film and doors to:





Bedroom One:

9'7" x 7'11" (2.93m x 2.42m)

A small double bedroom in white decor with gently sloped ceiling and window to side with pretty leaf pattern privacy film.

Bathroom:

8'2" max x 5'6" max (2.49m max x 1.68m max)

In white decor with shaded blue tiling, fitted with white suite of bath with shower over; WC and wash hand basin.



Garden:

A sunny and very pretty walled garden which is laid to gravel and has a smart timber and felt shed to one corner. The apartment has rear gated access back to the pathway along the side of the building.

Parking:

The home has an allocated parking space for 1 car at 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

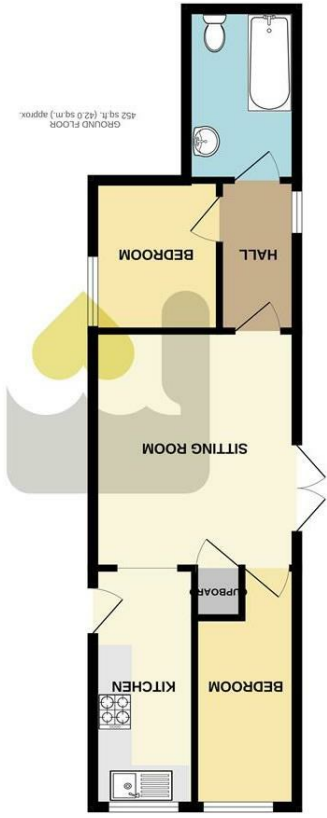


Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
 meganbakerestateagents.com

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 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
	65
	67
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



While every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of drawings, rooms and other details are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The reader, vendor and applicant should have the benefit and no guarantee as to their quality or accuracy. Plans may be amended without notice.
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