



139 Gurnard Pines, Cowes  
£55,000



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This smart chalet which is freshly decorated with modern flooring, offers bright accommodation in the woodland part of the site, which has a stylishly fitted kitchen and sleek bathroom. Warmed by gas central heating and with UPVC double glazing, the chalet is positioned with a lovely rural outlook where you can enjoy the local bird and wildlife activities.

The site facilities include a gymnasium and studio for classes which requires a separate membership and there is a very handy on site shop as well as a lovely cafe.

Leasehold. Lease length 99 years from 1/10/2000. Council Tax Band - A. EPC E-53. Current Annual Ground Rent £2732.17. Current Annual Service Charge £1071.54.

**UPVC double glazed door into:**

**Living Area:**

16'02 max x 14'11 max (4.93m max x 4.55m max)  
A bright, open plan space in fresh white with wooden effect porcelain tile style flooring with large window to front. Plenty of space for living and dining, with the stylish modern kitchen set to one corner. The kitchen units sport midnight blue fronted units with chunky white crackle glaze style worktops and glossy grey splashback tiling. A breakfast bar/island provides a divide between the kitchen and living space and there is an integrated oven; hob and extractor hood. Washing machine and fridge/freezer and composite sink unit. Wall mounted gas fired boiler. Door to:

**Inner Lobby:**

With doors to:

**Bedroom One:**

10'6 x 7'10 (3.20m x 2.39m)

In fresh white decor with window to rear.

**Bedroom Two:**

8'2 x 7'10 (2.49m x 2.39m)

Again in smart white decor with window to rear.

**Bathroom:**

6'04 max x 5'03 max (1.93m max x 1.60m max)

Fitted with a sleek white, modern suite of combined vanity wash hand basin and WC as well as bath with shower over with large rose





and separate spray. Wall mounted heated towel ladder and opaque side window.

#### Outside:

The chalet has a patio area outside as well as a newly laid side path to the rear. It sits in a pretty central woodland position with a lovely rural outlook.

#### Site Amenities:

The site has a gymnasium and studio for classes which requires a separate membership and there is a very handy on site shop as well as a lovely cafe. Please note that Dogs are not allowed on site unless they are registered assistance dogs.

#### 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)

