



124 Gurnard Pines, Cockleton Lane, Cowes  
£52,000



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Positioned in the upper part of the woodland area on the site, this smartly re-furbished chalet offers two bedrooms and an open plan living area, as well as a sleek modern shower room. Gas central heating and double glazing. Offered chain free with on-site facilities including a handy shop and Gym with exercise classes (separate membership required).

Leasehold. Lease length 99 years from 1/10/2000. Current annual Ground Rent £2,732.17 Current annual service charge £1,040.04 EPC E-54. Council Tax Band - A

**UPVC double glazed entrance door into:**

**Open Plan Living Area:**

15'11" max x 14'7" max (4.86m max x 4.46m max)  
With large window to front, the room incorporates the seating and dining areas, with the kitchen set off to one side. Attractive colourwash woodplank style flooring which extends to the bedrooms. White panelling to half height in the living room with pale blue decor above.

**Kitchen Area:**

Fitted with a good range of beech style fronted units with dark worktops incorporating a stainless steel sink unit. Free

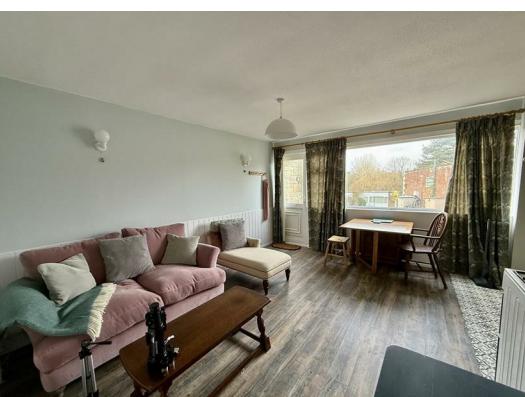
standing appliances include the cooker; washing machine and fridge/freezer. Wall mounted gas fired boiler.

**Bedroom One:**

10'7" x 7'9" (3.23m x 2.37m)  
A pretty double bedroom in pale blue decor with window to rear.

**Bedroom Two:**

8'0" x 7'8" (2.46m x 2.36m)  
A smaller double room which comfortably accommodates bunk beds. White panelling to one wall which complements the aqua coloured walls. Window to rear.





### **Shower Room:**

6'6" max x 5'1" max (2m max x 1.56m max)

A folding door gives access to the smartly fitted room, with a chic white suite of WC and vanity wash hand basin. A large shower enclosure with attractive blue panelled walls provides a rainfall overhead shower and separate spray. Opaque side window and cleverly created shelving to the end of the shower.

### **Outside:**

The chalet has a patio area to the front, with a woodland outlook.

### **Facilities:**

The site has a gymnasium and studio for classes which requires a separate membership and there is a very handy on site shop. There is a strict no dogs policy on the site.

### **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.

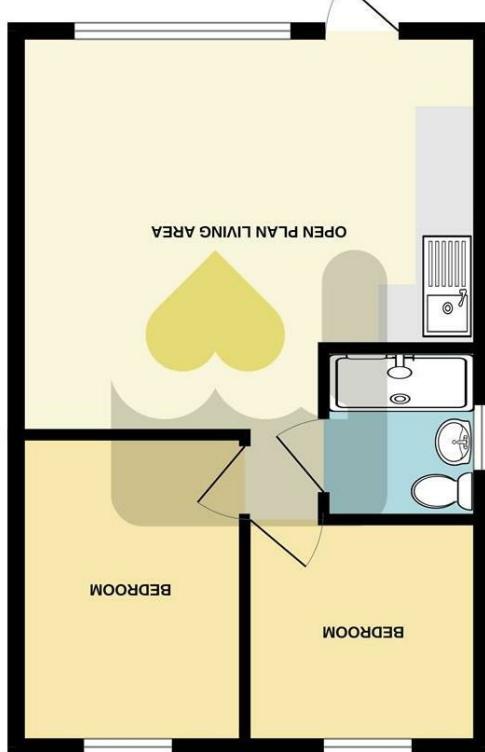
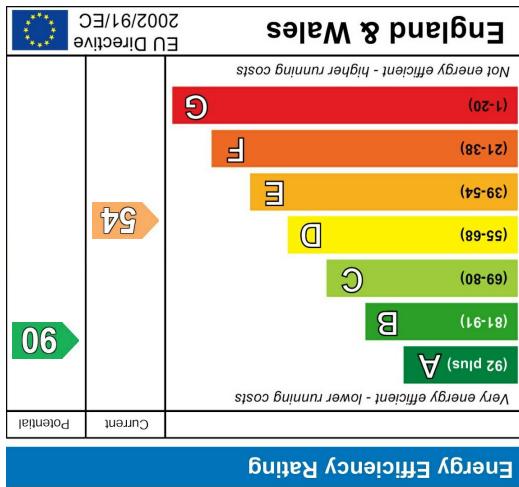
Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Pop in for a chat  
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Arrange a viewing  
LOVE this property and want to see more?  
Call us on 01983 280555  
Email: hello@megabankestateagents.co.uk

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**GROUNDFLOOR**  
387 sq.ft. (35.9 sq.m.) approx.