

8 Melcombe House 53 Queens Road, Cowes

£375,000

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This gorgeous first floor apartment is located in the handsome Melcombe House which is positioned just off Queens Road on the seafront of Cowes. The apartment is light, elegant and wonderfully spacious, benefitting from glorious, panoramic Solent views from the front. The large living room has a bay window framing the views, with a separate, inter-linking area for a dining table and an opening to the stylish, well fitted kitchen. There are two balconies on the apartment - one accessed from the dining area, allowing you to enjoy the superb views, and one accessed from the kitchen which provides a sunny spot to sit out with your morning coffee. There are two double bedrooms - both have fabulous built in wardrobes and the main bedroom has a chic en-suite shower room, as well as Solent views. There is a separate, fully tiled bathroom to provide a second facility.
Melcombe House is set within large, beautifully tended gardens - full of mature planting and also full of birds and wildlife. There is an allocated parking space for the flat, and the block has a lift for easy access. This is a hugely appealing, well located apartment which enjoys that direct access to the sea front and also is accessible to the amenties of Cowes and the Sailing Clubs. Share of Freehold. Lease length 999 years from 25/12/1997. Service charge currently £4,000 pa.
Council Tax Band - E. EPC - C-74







Secure communal entrance door to:

Communal Hallway:
With stairs and lift to all floors. Apartment 8 is located on the first floor with a personal door to:

Entrance Hallway:
A light and welcoming entrance to the apartment in a timeless cream colour palette. The hallway has a storage cupboard with a top cupboard over and a deep airing cupboard with the pressurised hot water cylinder. Doors with glass knob handles to:

Living Room:
25'4" max x 19'2" max (7.73m max x 5.85m max)
A fabulous, large room which is shaped to combine the sitting and dining spaces, which interlink seamlessly. The wider part of the room accommodates the sitting area and has a very pretty feature fire surround to one wall. The bay window to the front frames the panoramic Solent views over the communal gardens. The dining end of the room has a wide archway linking through to the kitchen and french doors which open out to the:

Balcony:
10'4" x 5'1" (3.17m x 1.57m)
A decked area set to the front of the apartment with ornate metal railings. A perfect spot to sit out and just enjoy the gorgeous Solent views over the communal gardens.

Kitchen:
11'10" max x 7'8" max (3.61m max x 2.34m max)
Fitted with a good range of smart clotted cream fronted units with sleek granite effect







worksurfaces which flow into matching splashbacks. Integrated appliances include the fridge/freezer; slimline dishwasher; Neff under counter oven; eye level microwave; induction hob and extractor chimney. Space and plumbing for washing machine and stainless steel one and a half bowl sink unit set below the rear window. Large built in storage cupboard and door to:

Rear Balcony:
10'3" x 3'11" (3.13m x 1.21m)
Again, decked with ornate railings to match the front balcony. A sunny spot to sit out an enjoy.

Bedroom One:
16'8" max x 8'7" max (5.09m max x 2.62m max)
A bright double bedroom decorated in a fresh white colour palette with two double built in wardrobes to one side. Window to front framing the Solent views. Door to:

En-Suite Shower Room:
8'4" max x 6'7" max (2.56m max x 2.02m max)
A chic, fully tiled facility in matte pale grey, fitted with a combined vanity wash hand basin and concealed cistern WC storage unit with a grey shelf above. Shower enclosure with rainfall shower and separate spray.

Bedroom Two:
9'8" x 9'4" (2.96m x 2.86m)
Another double bedroom in pale green decor with double built in wardrobes to one wall with built in cupboards above. French doors open inwards to reveal the Juliette balcony with a rear outlook.

Bathroom:
8'5" max x 4'10" max (2.59m max x 1.48m max)
Fully tiled in shaded green glossy tiling with a leaf pattern border. Vanity wash hand basin; WC and bath with mixer tap/shower attachment and glass shower screen.

Communal Gardens:
The large, lawned and neatly tended gardens are set to the front of the apartments, providing a place to enjoy the Solent views. The gardens are bordered by low hedging to the front and a mature tree and shrub border to the side - providing a haven for birds.

Parking:
The apartment has an allocated parking space in the communal parking area along the side of the driveway. There is also a communal bin area.

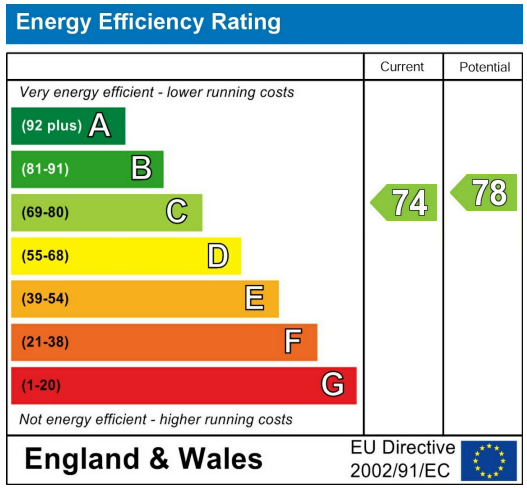
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FIRST FLOOR
987 sq.ft. (91.7 sq.m.) approx.

TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Megan Baker Estate Agents

Arrange a viewing

Love this property and want to see more?
Call us on 01983 280555
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Pop in for a chat

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