

Cowes, Isle of Wight, PO31 7XF



- **Balcony with Views Over Cowes Harbour**
- **Master Bedroom en suite Shower Room & Walk in Wardrobe**
- **Second Double Bedroom & separate bathroom**
- **Open Plan Living Area & Kitchen with Built in Appliances**
- **Lift Access & Gated Secure Parking**



About the property

Situated within the sought-after development, this beautifully presented second floor apartment offers contemporary coastal living in the heart of Cowes. The apartment enjoys a prime waterside setting, combining generous internal accommodation with a modern finish and easy access to Cowes town centre, marinas, and mainland transport links.

The apartment provides bright and spacious accommodation throughout, designed to maximise natural light and create an inviting living environment. The open-plan living and dining area offers an ideal space for both relaxing and entertaining, while the well-appointed kitchen features modern fitted units and integrated appliances.

The property offers well-proportioned bedrooms, including a spacious master bedroom with a walk-in wardrobe and an en-suite shower room, alongside additional versatile accommodation suitable for guests, family living, or home working. A contemporary family bathroom completes the internal layout.

This is a highly regarded waterfront development known for its secure and well-maintained communal areas, lift access, and attractive architectural design. Residents benefit from secure gated allocated parking space and convenient access to Cowes' vibrant sailing community, independent shops, restaurants, and waterfront amenities.

Cowes is internationally renowned for its maritime heritage and hosts world-famous sailing events throughout the year, including Cowes Week. The Red Jet passenger ferry provides regular high-speed crossings to Southampton.

Council Tax Band: F

Please note: Due to ongoing exterior works to the building, the balcony is out of use until works have been completed.

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
P0305WB

Tel: 01983525710

Email: sales@triggioiw.co.uk

Leasehold

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggioiw.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		