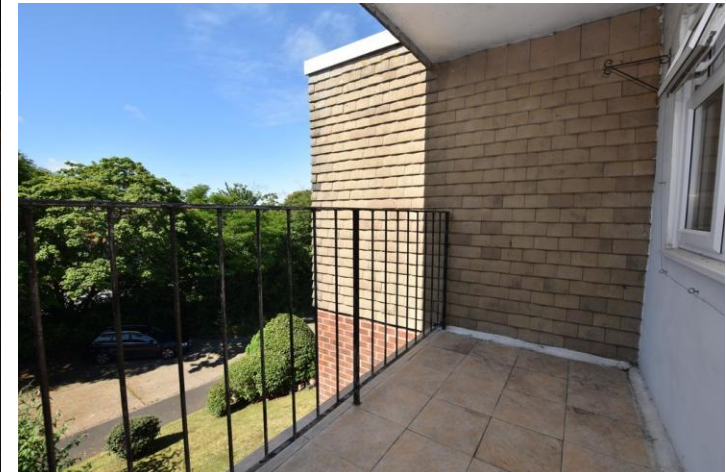




£129,950

9 VICTORIA COURT, YORK AVENUE, EAST COWES, ISLE OF WIGHT, PO32 6QR

- Smart, top floor maisonette
- Wonderful Solent outlook
- En-bloc garage & communal gardens
- Two double bedrooms
- Short stroll to Waitrose & ferry terminal
- Chain Free!

Hose
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Dickson





Fantastically positioned for Waitrose, bus station, medical centre, floating bridge and the vehicle ferry to Southampton making this an ideal property for commuters, shoppers, retirees and anyone wanting to have everything just a short stroll away.

The maisonette is situated on the second floor on a purpose built block which is tucked away from the main road in a quiet cul-de-sac position. The accommodation comprises large reception room with access out to a sunny aspect balcony, modern kitchen, large master bedroom, further double bedroom with stunning Solent and elevated views and a bathroom. The home also has a generous sized hallway with a cloaks area and cupboard housing the hot water cylinder. Benefits include double glazing, single en-bloc garage and very long lease.

The home would suit first time buyers, down-sizers, retirees, commuters, investors and those wanting a lock up and leave holiday home.

HALLWAY A large and welcoming entrance to the home with cupboard housing the hot water cylinder with storage space and further cupboard housing the electric consumer unit. Telephone point.

LOUNGE/DINING ROOM 14' 1 plus entrance area" x 13' 9" (4.29m x 4.19m) A spacious reception room with hatch through to the kitchen, window to front aspect offering a wonderful sylvan outlook and door leading out to the private, sunny aspect balcony.

KITCHEN 8' 4" x 7' 11" (2.54m x 2.41m) Range of white wall and base units with co-ordinating worktops over incorporating a sink and drainer unit. Spaces for washing machine, fridge/freezer and electric cooker. Window to side aspect. Hatch through to the dining area.

BEDROOM ONE 14' 4 into recess " x 9' 10" (4.37m x 3m) A good size double bedroom with window to front aspect enjoying a sylvan outlook.

BEDROOM TWO 11' 6" x 7' 4" (3.51m x 2.24m) Another double room with window to rear aspect enjoys a superb elevated view over East Cowes with the Solent beyond. Telephone point.

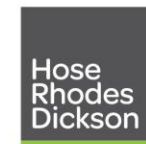
BATHROOM 7' 5 max " x 7' 0 max " (2.26m x 2.13m) Suite comprising bath with electric shower over, wc and wash hand basin. Window to rear aspect.

HEATING The property has electric night storage heating.

OUTSIDE & GARAGE The building is well maintained and situated within beautifully kept communal gardens which are laid mainly to lawn with planted beds and borders. A driveway leads around to the rear pf the block where the En-Bloc Garages are found with number 9 clearly marked. The apartments also benefits from a communal drying area.

TENURE The property is leasehold with approximately 954 years remaining. It also benefits from its share of the freehold title. The service charges including building insurances, grounds and building maintenance, managements fees and ground rent are currently £95 per month.

Council Tax Band:



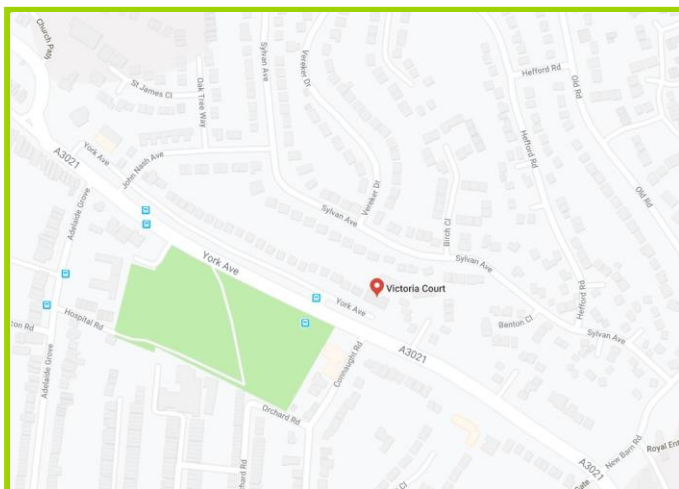
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 294714

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	26	
England, Scotland & Wales		
EU Directive 2002/91/EC		

Where to find the property

9 Victoria Court, York Avenue, East Cowes, Isle of Wight, PO32 6QR



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Second Floor



Call our Cowes office to arrange a viewing
01983 294714 or email cowes@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

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