

2 bed apartment to buy in PO31

Egypt Esplanade, Cowes, ., PO31 8BT

£120,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Garage parking

Property features

- GARDEN FLAT
- SOLENT VIEWS
- TWO BEDROOMS
- ENSUITE BATHROOM
- EPC Rating C

Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Located just off the seafront in the charming area of Egypt Esplanade in Cowes, this delightful garden-level apartment offers a retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms, this property is perfectly suited for individuals or couples looking to enjoy the comforts of a retirement development. Recent substantial reduction
The apartment features a modern en-suite wet room and further shower room, ensuring convenience and privacy. One of the standout features of this home is the access to a lovely patio and communal gardens, where residents can enjoy stunning views of the Solent. The apartment is equipped with electric heating and double glazing, ensuring a warm and inviting atmosphere throughout the year. Additionally, a garage is included for, providing secure parking and extra storage space. Offered chain free.

This two bedroom garden flat is located on the ground floor with patio doors opening onto the communal gardens. The accommodation comprises of two bedrooms, one with ensuite bathroom, lounge/diner and fitted kitchen. The property benefits from double glazing and electric heating. In addition there is use of the communal lounge and indoor swimming pool. Briary Court is an attractive development of purpose built retirement apartments located just off the sea front. New carpets have been fitted and the property has been redecorated throughout. This apartment also has its own SINGLE GARAGE within the complex. Early

Entrance Hall - Night storage heater, built in airing cupboard housing hot water tank and offering storage. Security entrance phone control.

Lounge - 4.24m x 3.35m 1.22m (13'11" x 11' 4) - Double glazed windows and patio doors leading to gardens and patio area with Solent views. TV aerial point, mock fireplace and surround with electric point and fire. Electric night storage heater. Archway to :

Kitchen - A range of fitted floor and wall cupboards, worktops, electric cooker and fridge/freezer, countertop dishwasher included within sale. Fitted sink unit with mixer tap over.

Bedroom One - 2.72m x 4.37m (8'11 x 14'4) - Double glazed window. Built in wardrobes, electric night storage heater.

Ensuite Bathroom - Comprising vanity washbasin, low level WC and panelled bath with electric shower over. Electric towel rail and dimplex electric wall heater.

Bedroom Two - 2.41m x 3.05m 0.30m (7'11 x 10' 1) - Built in wardrobe cupboards, wall mounted Creda wall heater, wall light point. Moveable mock fireplace.

Wet Room/Shower - Suite comprising electric shower, low level WC and wash basin. Fully tiled walls.

Outside - Surrounding Briary Court there are most attractive landscaped gardens with large communal viewing terrace, lounge and also the use of a heated swimming pool, guest suite and laundry room. Garage

Tenure - The property is held on a 125 year lease from 1989. Service charge approximately £2601.47 twice yearly. Ground rent approximately £287.85 twice yearly. Ground rent for Garage approximately £6.25 twice yearly. Council tax band D.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £575.00

Annual Service Charge Amount: £5,452.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Garage

Year built: 1987

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

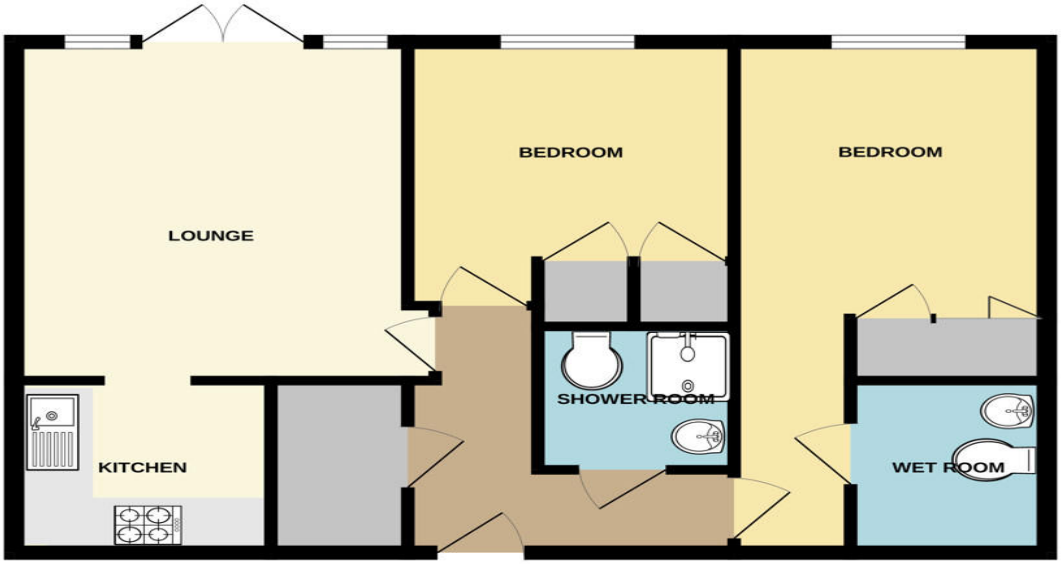
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

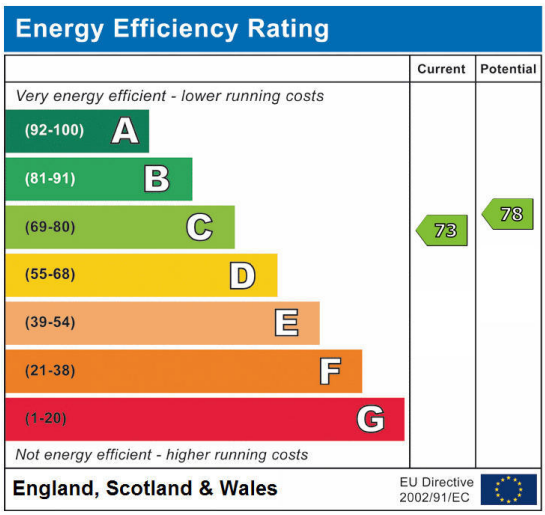
Mobile signal coverage: Good

GROUND FLOOR



5 BRIARY

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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Contact your local branch today for more information on this property:

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