

SPENCE WILLARD



Apartment 23, Number One, The Parade, Cowes, Isle of Wight

An exceptional seafront penthouse apartment occupying a prime position with multiple terraces and unrivalled sea views

VIEWING:

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Number One, The Parade is situated in a prime position on Cowes Parade, perfectly located for watching the sailing races off Cowes as well as shipping movements along The Solent. The apartment is within easy walking distance of the wide array of shops and restaurants and a short walk from the High Street and fast Redjet ferry service to Southampton. Situated approximately 100 metres from The Royal Yacht Squadron, it is within an easy walk of all the principal yacht clubs within this international sailing mecca.

This fourth floor penthouse occupies the prime position within the building constructed in 2007 with generous terraces from which to enjoy the best of the views of the Harbour Entrance and wider Solent. The penthouses were fitted to a superior grade when compared to the other apartments and include Italian designer kitchens, air conditioning and underfloor heating.

Accessed via a secure gated entrance into a contemporary landscaped courtyard to the rear of the building, the apartment benefits from communal bike and bin stores. There is a storage locker on the lower ground floor in addition to a communal gym. The apartment can either be accessed via a lift, with coded access allowing it to arrive directly into the apartment, or via its own front door on the third floor with curved staircase that leads up to the penthouse.

ACCOMMODATION

ENTRANCE HALL Storeroom housing hot water cylinder with storage space and adjacent cupboard housing Vaillant gas fired boiler.

KITCHEN/ LIVING ROOM A spectacular living space with superb sea views and access to three balconies. The main seating area has bi-fold doors opening to the terrace along with adjacent deep windows overlooking the Harbour Entrance and Solent beyond. Oak flooring



extends through to the dining area and on to the kitchen, fitted with Italian designer base and wall cupboards and stainless-steel work surfaces. There is a range of integral AEG appliances including a four-ring hob with extractor over, washing machine, dishwasher, fridge, freezer, wine fridge and double oven concealed behind a sliding door. From the kitchen, bi-fold doors open to a south-facing terrace overlooking the central courtyard and Old Town Coves.

BEDROOM 1 A superb double bedroom with bi-fold doors opening to the terrace with fabulous Solent views, built-in wardrobe and cupboards.

SHOWER ROOM Tiled throughout with natural limestone and featuring large shower, contemporary wash basin, WC and heated towel rail.

BEDROOM 2 A double bedroom with bi-fold doors opening to the south-facing balcony.

BATHROOM Fully tiled in limestone, bath with separate shower over and shower screen, wash basin, WC and heated towel rail.



OUTSIDE

Along the northern side of the apartment is a generous curved terrace with views towards the Royal Yacht Squadron and Southampton water extending across to the Portsmouth coastline. A further terrace extends along the southern and western elevations with further balconies to the eastern side.

SERVICES Mains water, electricity, gas and drainage. Underfloor heating via gas fired boiler. Air conditioning.

TENURE 999 year lease from 2007 and share of the freehold. Service charge of £7,227 per annum inclusive of building insurance.

EPC Rating B

POSTCODE PO31 7QJ

COUNCIL TAX BAND H

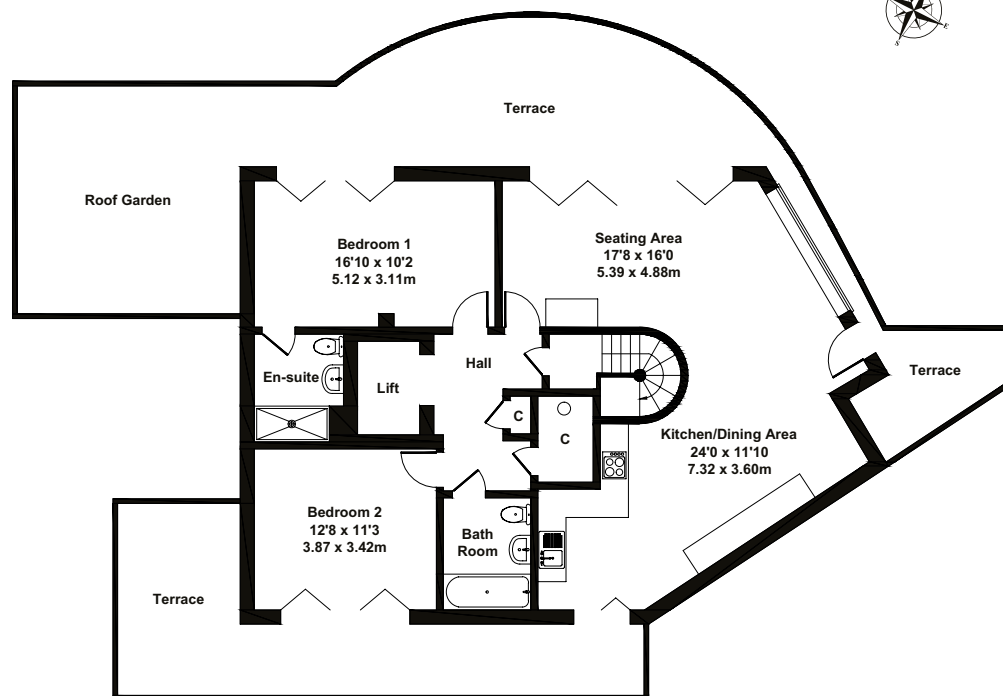
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





Apt 23 Number One The Parade

Approximate Gross Internal Area
1141 sq ft - 106 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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