

SPENCE WILLARD



4 Yvery Court, Castle Road, Cowes, Isle of Wight

Stunning two-bedroom split-level apartment providing spacious accommodation over two floors. The apartment has been finished to a high standard with a wonderful, covered veranda with Solent and harbour entrance views.

VIEWING

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Yvery Court was completed in 2007 with a long 999-year lease and since then has been meticulously maintained to a high standard. The apartment benefits from two good size double bedrooms, master ensuite bathroom plus additional family shower room.

Cowes High Street with its array of amenities including a range of independent shops, restaurants, bars and the high-speed Red Jet ferry service to Southampton are all within an easy walk of the property, as are a number of the town's principal yacht clubs. There are walks along the seafront to Gurnard and Northwood Park for walking, tennis courts and bowls lawn, which can be accessed from the end of Castle Road.

ENTRANCE HALL Spacious hallway leading through to all principal reception rooms, small study area and ample storage facilities.

KITCHEN Modern stylish kitchen with an array of wall and floor mounted storage units. Built in appliances including fridge, freezer and dishwasher, Quooker tap and water softening unit. NEFF induction hob with BOSCH extractor fan. BOSCH double oven and built in microwave. Spacious dining area for up to eight people with French doors out onto the veranda.

UTILITY ROOM Recently refurbished, with a built in American fridge freezer, room for washing machine and tumble dryer. Utility sink and draining board.

SITTING ROOM Bright & airy dual aspect reception room with additional French doors onto the veranda. Built in stunning Neville Johnson workstation with ample storage facilities. Thomas Sanderson shutters.

MASTER BEDROOM Good size dual aspect double bedroom with plenty of natural light. Built in wardrobes.

ENSUITE BATHROOM With bath, WC, wash hand basin with vanity

unit, separate fully tiled walk-in shower, heated towel rail and illuminated wall mounted mirror.

BEDROOM 2 Double bedroom with built in storage.

SHOWER ROOM Fully tiled room, with walk in shower, wash hand basin, WC and heated towel rail.

OUTSIDE Covered front entrance walkway, side gated access to sea facing covered veranda with lighting and power providing views of the Solent and the entrance to the Harbour. Ample room for seating and outdoor dining. Pedestrian access onto The Grove and gentle walk into the town centre.

PARKING On street permits are available to be purchased from the IW Council.

EPC Rating D

TENURE Leasehold with share of freehold. The property has a 999-year lease from 1st January 2006. The current service charge is £1059 per annum, which includes building insurance and a reserve fund.

NOTE Holiday letting is not permitted, and animals require prior permission from the management company. Some areas of Yvery Court benefit from the remainder of NHBC guarantees.

COUNCIL TAX Band D

SERVICES Mains water, electric and drainage. Heating via electric radiators, gas to apartment.

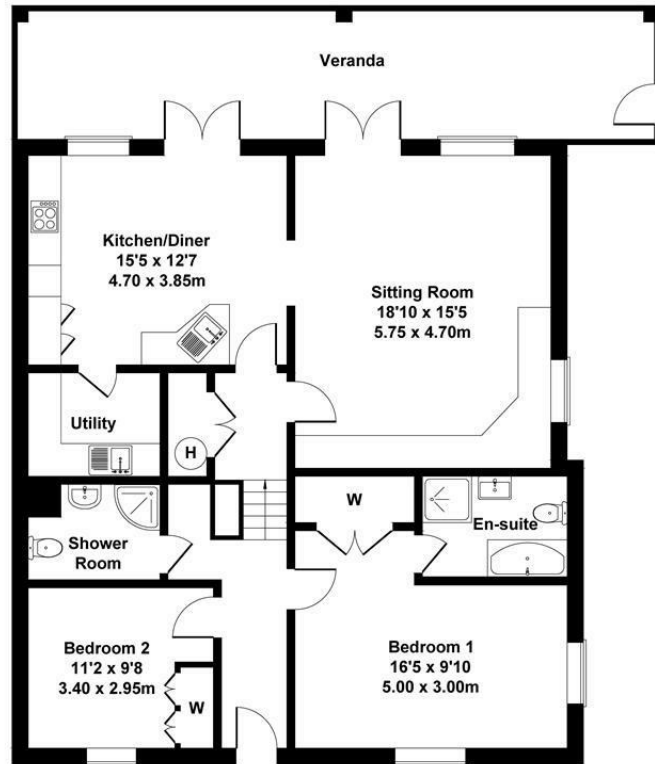
POSTCODE PO31 7QG

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



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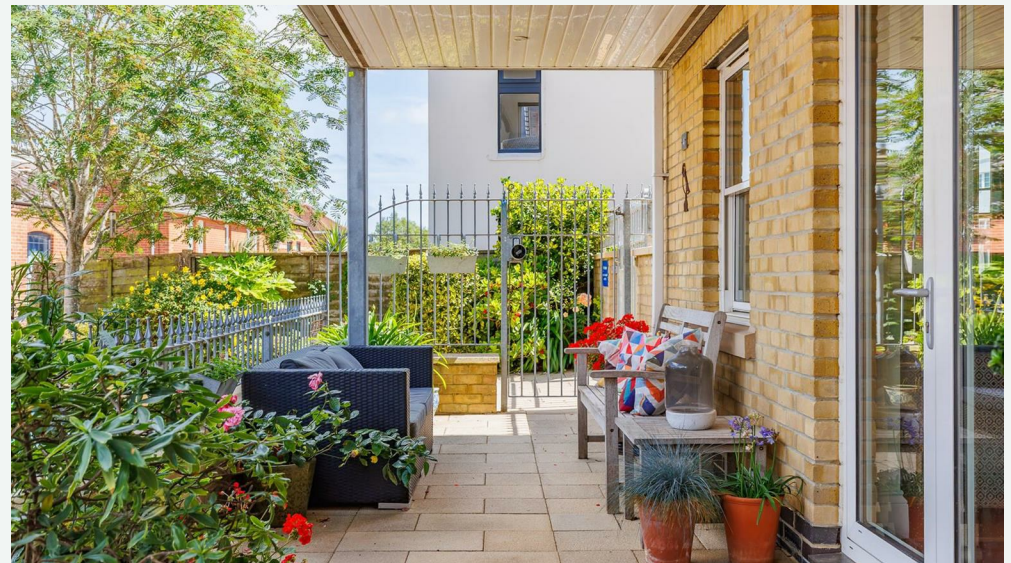
Approximate Gross Internal Area
1141 sq ft - 106 sq m



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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