

# SPENCE WILLARD



Flat 2B, 2-8, Birmingham Road, Cowes, Isle of Wight

*Well maintained town centre apartment with stunning Cowes Marina and Solent views.  
Easy access to all local amenities and transport links.*

VIEWING

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**Flat 2B, 2-8 Birmingham Road**

A good size second-floor apartment offering stunning views across Cowes harbour and The Solent. Nestled in a unique location near the Floating Bridge and town centre, the property provides excellent transportation links around the Island and across to Southampton. The spacious and bright accommodation features an open-plan living space, combining sitting room, dining area, and kitchen. This property is offered with NO ONWARD CHAIN, SHARE OF FREEHOLD and benefits from double glazing throughout as well as gas central heating. Access is via Beckford Road.

**ACCOMMODATION**

External communal entrance with illuminated stairway to the second floor, servicing two apartments. A large southwest facing decked area provides ample space for outside seating.

**ENTRANCE HALLWAY**

Spacious hallway leading to all principal rooms. Includes a built-in storage cupboard perfect for coats, hats and boots. Engineered wood flooring.

**OPEN PLAN KITCHEN/DINING/SITTING ROOM**

Generously proportioned open plan living area with ample natural light. A large picture window offers stunning views over Cowes marina and The Solent.

**KITCHEN AREA**

Featuring floor and wall mounted cupboards, four ring gas hob with single oven below and overhead extractor fan. Hardwood worksurfaces over with inset one and a half stainless steel sink and drainer. Plumbing for washing machine and space for fridge freezer.

#### DINING/SITTING ROOM AREA

Spacious area to comfortably accommodate a dining table and chairs for six people. Includes a large storage cupboard with shelving and an additional cupboard housing the boiler.

#### BEDROOM

Generous double bedroom featuring full height mirrored built-in wardrobes. Southwest facing views.

#### SHOWER ROOM

Spacious and fully tiled, with a walk-in glass panelled shower, wash hand basin, WC and heated towel rail.

#### OUTSIDE

Communal bin storage area. Communal external entrance with steps to the second floor.

#### POSTCODE PO31 7BH

TENURE Leasehold (SHARE OF FREEHOLD) 125 year lease from March 2009. Maintenance including Building Insurance: £808 per annum (paid in two instalments). Ground Rent: £100 per annum. Pets by permission. Long-term lets allowed.

#### COUNCIL TAX BAND A

#### EPC Rating D

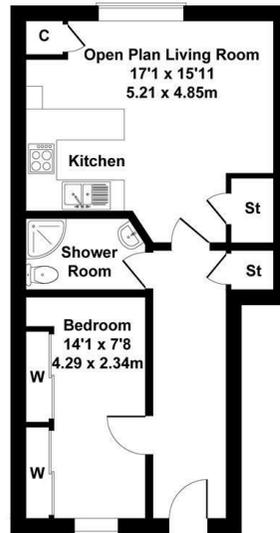
SERVICES Mains gas, water, electricity, drainage.

VIEWINGS Strictly by prior appointment with the sole selling agents, Spence Willard.



## Flat 2B, 2-8, Birmingham Road Cowes, Isle of Wight, PO31 7BH

Approximate Gross Internal Area  
463 sq ft - 43 sq m



### SECOND FLOOR

#### 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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