

# SPENCE WILLARD



16a High Street, Cowes, Isle of Wight

*Located in the centre of Cowes the apartment is perfectly positioned, and enjoys views from the sitting room across the Yacht Haven*

**VIEWING:**

01983 200 880

COWES@SPENCEWILLARD.CO.UK

WWW.SPENCEWILLARD.CO.UK

Situated on the first floor, with views over Cowes Yacht Haven and the bustling High Street below, this extremely well-presented apartment has most recently been used as a holiday let, and has proven to be popular with visitors.

The property has been beautifully refurbished to a high standard with attractive bamboo flooring extending through the main hallway, bedroom and living room. The separate kitchen is well-equipped maximising all the available space with a built-in larder cupboard, integral 2 ring electric hob, electric oven and smart composite sink and drainer.

A large double bedroom provides ample space for a king-sized bed and freestanding furniture and is positioned at the back of the building, away from the lively high street. Adjacent to this is a bathroom with smart tiled floor and a white bathroom suite.

**ACCOMMODATION**

**COMMUNAL ENTRANCE** With door leading to stairs rising to the first floor.

**ENTRANCE HALLWAY** With bamboo flooring, which extends through to the bedroom and sitting room.

**BATHROOM** With ¾ length bath with shower over, WC and wash basin. Attractive floor tiling and tiled walls.

**KITCHEN** A smart white fitted kitchen with built-in larder cupboard, integral 2 ring electric hob with overhead extractor, electric oven, inset composite sink and drainer, and space for fridge freezer.

**BEDROOM** A lovely spacious double bedroom with window overlooking the rear of the building.

**SITTING/DINING ROOM** A large room with a beautiful feature fireplace and views over the High Street and Cowes Yacht Haven entrance.

**POST CODE** PO31 7RZ

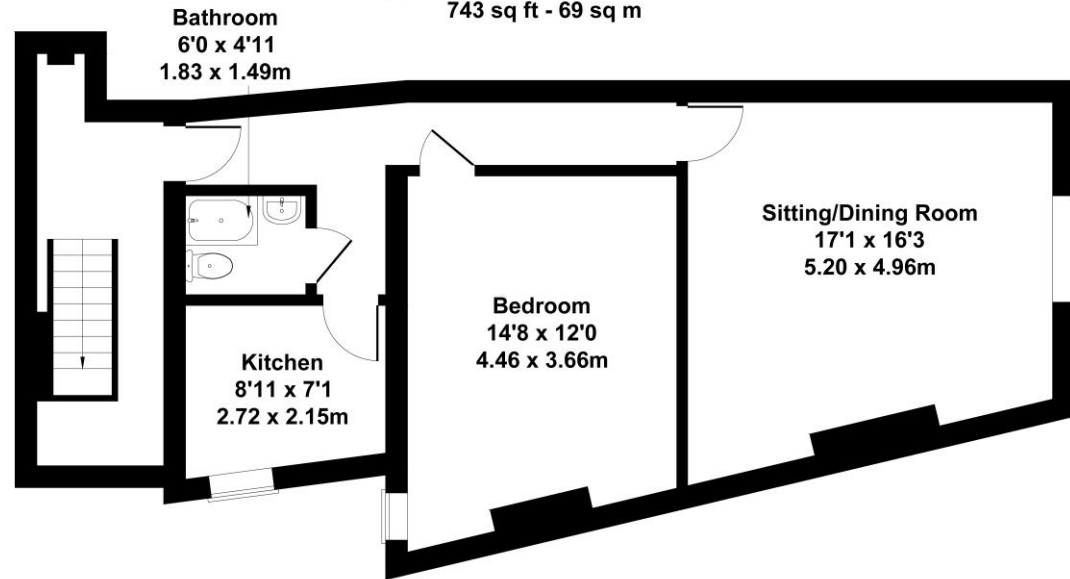
**TENURE** Leasehold. 999 year lease from 26.09.2011.

**SERVICE CHARGE & GROUND RENT** Currently no service charge payable, ground rent £100 per annum.

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Approximate Gross Internal Area

743 sq ft - 69 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.

**Produced by Potterplans Ltd. 2022**

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