

SPENCE WILLARD



Apartment 9, Grantham Court, Queens Road, Cowes, Isle of Wight



# *A spacious apartment with panoramic views over The Solent, a west facing balcony and terrace and with direct garden access, as well as two parking spaces*

VIEWING:

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The apartment is situated on the ground floor level with a lift from the secure parking level below, (enabling access without encountering any steps). Situated on the western elevation of Grantham Court, the living room and both bedrooms benefit from wonderful views across the western Solent as well as having access to either the balcony or terrace. There is also direct access to the adjacent secluded lawned garden, which, whilst forming part of the communal gardens, usually provides privacy as well as a southerly aspect with views that span from Southampton water across the western Solent and to the Hampshire Coast.

This is a prime position to watch both sailing and shipping activity that also benefits from having the sun most of the day and spectacular sunsets, whilst only being a short walk from the town's diverse amenities including a great range of restaurants and independent shops.

This impressive apartment has been extensively refurbished in recent years with good quality kitchen and bathrooms installed. There is double glazing throughout the apartment in addition to secondary glazing in the bedrooms. The superb open plan kitchen / living room has a generous seating and dining areas that make the most of the stunning views.

## **ACCOMMODATION**

**ENTRANCE HALL** Airing cupboard with slatted shelving housing Vaillant wall-mounted gas fired boiler.

**KITCHEN/LIVING ROOM** A stunning open-plan room with wonderful westerly views over The Solent to the Hampshire Coast. The **KITCHEN AREA** comprises an extensive range of contemporary base and wall units with granite worksurfaces and integral appliances including a fridge, freezer, dishwasher and washer/drier, Belling Farmhouse Electric 90cm Ceramic Hob Range Cooker with 5 rings and double oven and grill with extractor over. Inset stainless steel sink unit





with mixer tap. The room opens into a generous **SEATING AREA** and **DINING AREA** where wide sliding glazed doors open to the **BALCONY** and provide panoramic views over the western Solent.

**BATHROOM** A modern suite including a bath with mixer tap, shower attachment, tiled surround and shower screen. Wash basin with cupboards beneath, WC, mirror fronted cupboards and heated towel rail.

**BEDROOM 2** An attractive double bedroom with a large window overlooking The Green and sea beyond as well as a glazed pedestrian door leading to the paved **TERRACE** where the views can also be enjoyed and the garden accessed. Deep built-in wardrobe cupboard.

**BEDROOM 1** A particularly spacious and light room with a wide south facing bay window in addition to a glazed door and adjacent window providing Solent views and access to the terrace and garden. Two sets of built-in wardrobe cupboards and hatch access to loft space, (this part of the building is single storey with no other apartments above or below.)

**EN SUITE WET ROOM** Tiled throughout with a large walk-in shower, wash basin with cupboards beneath, WC and mirror fronted cupboard.

#### OUTSIDE

The apartment benefits from both a private **BALCONY** and a paved **TERRACE** from which the sea views can be enjoyed. Steps lead from the terrace onto the adjacent lawned communal garden which has sun for most of the day, and being enclosed by mature hedging, provides privacy. Sea views can also be enjoyed from a further communal garden with large terrace adjoining the sea front providing panoramic views to the Royal Squadron start line. There is gated access directly to the seafront where excellent walks along the seafront can be enjoyed both towards the town of Cowes and village of Gurnard. A gated secure parking area beneath the building provides **TWO PARKING SPACES**, (one covered and one open).

**SERVICES** Mains electricity, water, drainage and gas. Gas fired central heating.

**TENURE** Leasehold with share of freehold. The lease of this particular apartment does allow holiday lettings as well as long term lets.

**SERVICE CHARGE** £3,500 per annum.

**EPC Rating** C

**COUNCIL TAX** Band G

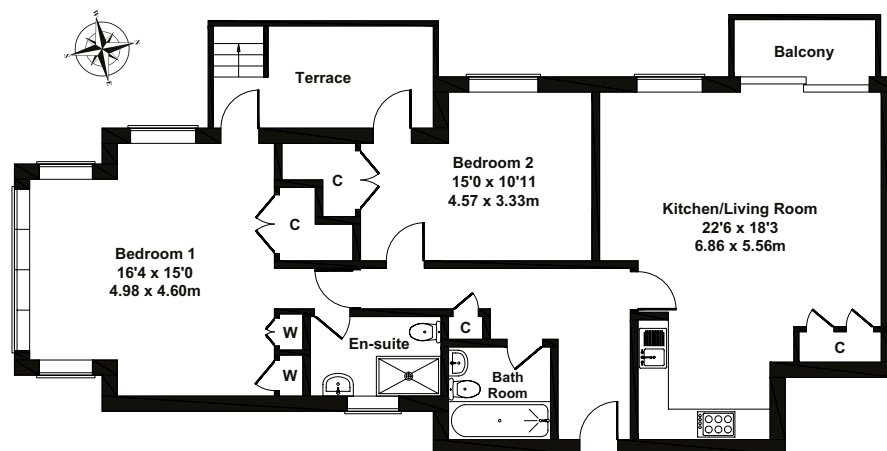
**POSTCODE** PO31 8BB

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



## 9 Grantham Court

Approximate Gross Internal Area  
1012 sq ft - 94 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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