

SPENCE WILLARD



Apartment 5, Westpoint, 99 Baring Road, Cowes, Isle of Wight

A well-appointed custom built two bedroom apartment with glorious views towards the Western Solent, parking and a communal garden

VIEWING:

01983 200880

WWW.SPENCEWILLARD.CO.UK

COWES@SPENCEWILLARD.CO.UK

Westpoint is an exclusive development comprising nine properties built to a high standard, benefitting from gated parking and wonderful mature communal gardens designed by a Chelsea Gold Medal winning landscape architect.

Apartment 5 is a first-floor apartment with both stair and lift access and with excellent views over The Solent and towards the Beaulieu River. The accommodation includes a nicely proportioned open-plan kitchen/living room with ample space for both seating and dining areas and also enjoys a partly glazed roof. There is underfloor heating throughout with individual thermostats and two double bedrooms, an en-suite shower room and a separate bathroom in addition to extensive storage throughout.

Westpoint is situated in a popular residential area approximately a mile from the town centre of Cowes with its range of shops and restaurants, internationally renowned sailing facilities and yacht club as well as a high-speed ferry link to Southampton. Gurnard is within walking distance with its sailing club, pub restaurants and seafront green.

ACCOMMODATION

A large glazed door opens to the **ENTRANCE LOBBY** with an intercom system and an internal glazed door opening to the light and spacious communal hallway with staircase and lift to all floors.

On the first floor, an oak front door opens to:

ENTRANCE HALL Fitted with a series of built-in storage cupboards including a coats cupboard and airing cupboard housing gas fired Vaillant boiler with slatted shelving below, as well a large storage cupboard. Video entryphone system.

SITTING/DINING ROOM A particularly light and spacious room with deep window across the rear elevation with sliding panels providing wonderful views over the communal gardens and across the Western Solent to the Hampshire Coast. Part of the roof is glazed with all windows having electrically operated blinds.

KITCHEN Fitted with a good range of built-in cupboards with granite worksurfaces and integral range of appliances including a Neff double oven, 4 ring gas hob with extractor over, fridge/freezer and

Hotpoint dishwasher. Undermounted stainless steel sink unit with drainer. Large west facing sash window.

BEDROOM 1 A dual aspect double bedroom with a pair of French doors opening to a small balcony on the front elevation and built-in wardrobe cupboard.

SHOWER ROOM EN-SUITE Partially tiled with a large walk-in shower, wash basin, WC and towel rail.

BEDROOM 2 A double bedroom with a westerly outlook. Built in oak, mirror fronted cupboards with dressing table and downlighters.

BATHROOM A spacious partially tiled bathroom comprising bath with mixer tap, wash basin, WC and heated towel rail. Fitted mirrored cabinet.

OUTSIDE

A pair of wrought iron gates set on gate pillars opens to a block paved turning circle with a central border, the outside of which are a series of mature trees and shrubs and an allocated parking space for each apartment. A sandstone paved path edged with borders leads around the wonderful communal gardens to the rear of the apartments which comprises well-manicured lawns and a series of well-stocked borders with greenhouse and shared garden store.

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

TENURE 999 year lease from 2011 with a share of the freehold.

NOTE The property has a restriction on short term lettings (a minimum of 6 month lets only) and pets are not permitted on a permanent basis.

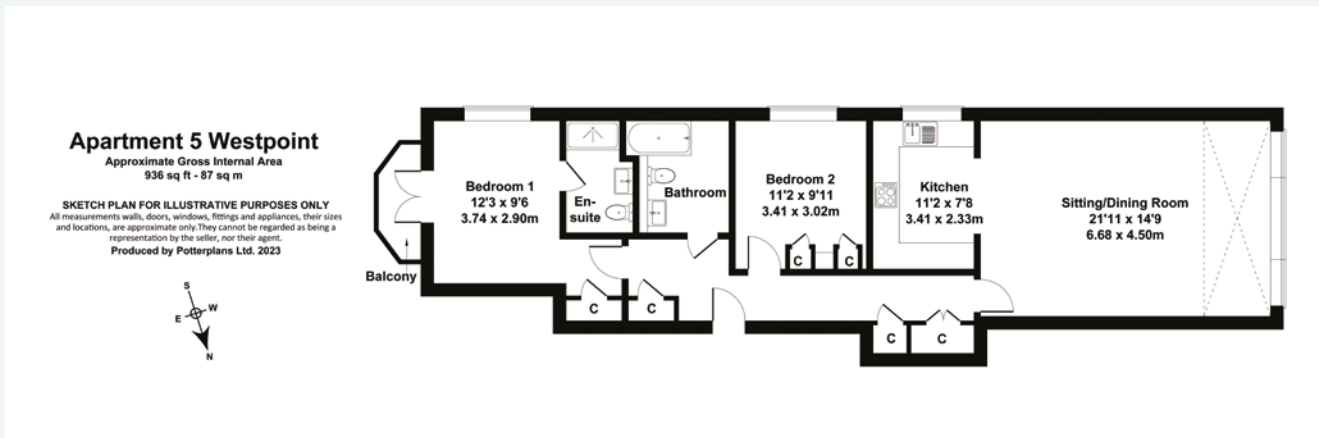
COUNCIL TAX Band E

SERVICES CHARGE £341.44 per month which covers insurances, gardener, gates, lighting, CCTV, window cleaning, lift maintenance and a reserve fund.

POSTCODE PO31 8DS

EPC Rating B

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



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