

SPENCE WILLARD



The Penthouse, Apartment 16, The Gloster, The Parade, Cowes, Isle of Wight



*An exceptional penthouse apartment in a prime waterfront location with extensive terraces, parking and unrivalled views over The Solent*

VIEWING:

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Occupying the entire top floor of the prestigious Gloster building, the property extends to approximately 1967 ft<sup>2</sup> and benefits from a superb wrap around terrace of around 1945 ft<sup>2</sup>. Boasting arguably one of the best views in Cowes, the apartment overlooks both the Harbour entrance and wider Solent with a panoramic outlook that also encompasses the nearby Royal Yacht Squadron.

The principal reception room and adjacent kitchen have a series of sliding doors opening to the terrace to take advantage of the best of the views. There are three double bedrooms all with contemporary en-suite facilities and planning consent to replace the existing conservatory on the southern elevation. In addition to secure parking, The Gloster has an attractive communal entrance hall from which there is both stair and lift access along with communal storage.

Situated on The Parade within immediate proximity of numerous prestigious Yacht Clubs including The Royal Ocean Racing Club, The Royal London Yacht Club and The Royal Yacht Squadron, the property is within easy walking distance of a wide array of independent shops, restaurants and bars, as well as the high-speed Red Jet ferry service to Southampton with its onward connections to London. As a Mecca of world yachting, Cowes hosts numerous prestigious sailing regattas and races, with the Penthouse benefiting from the ultimate grandstand view of all water-based activities.





## ACCOMMODATION

**ENTRANCE HALL** A pair of glazed doors open to:

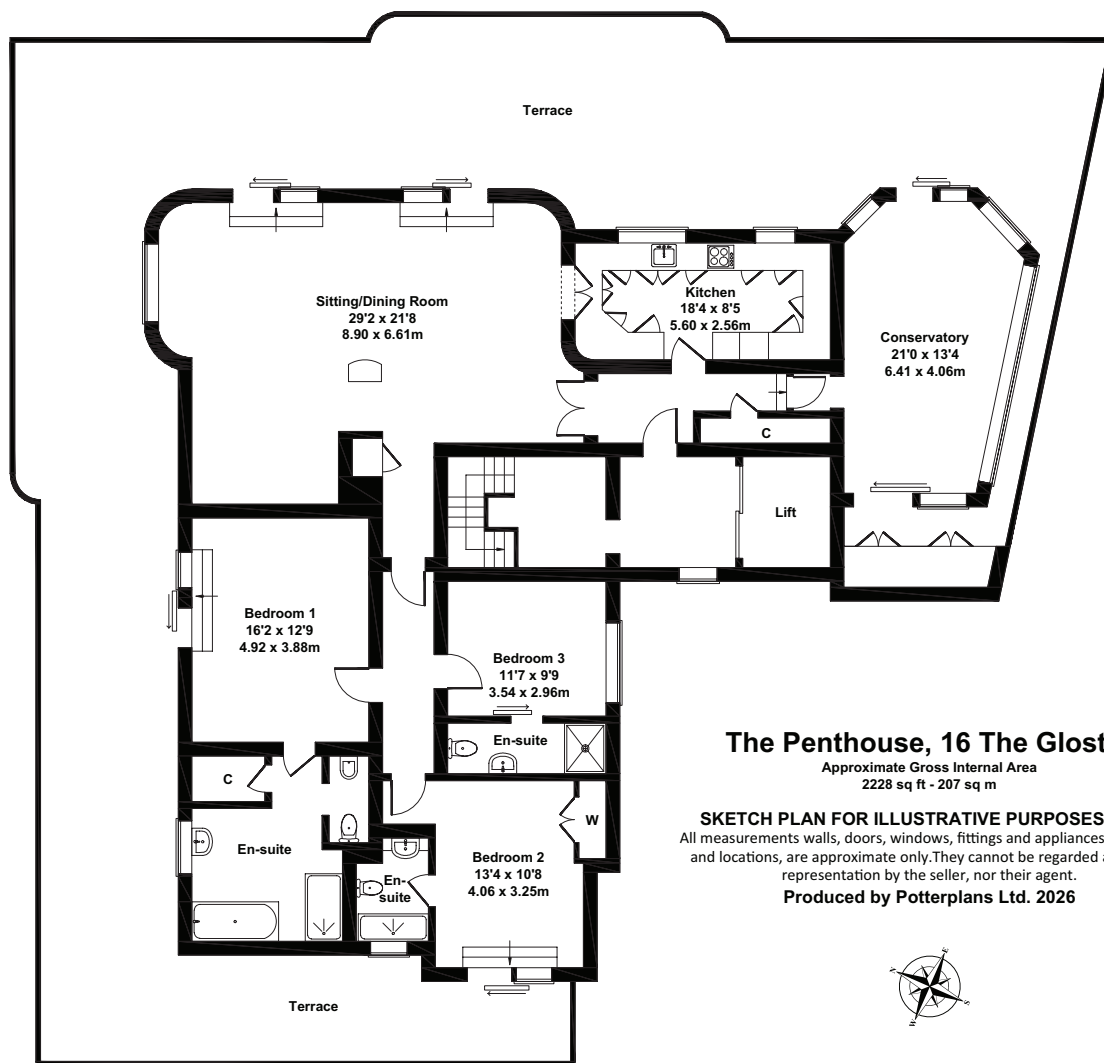
**SITTING/DINING ROOM** A superb living space with two sets of wide sliding glazed doors opening to the roof terrace and providing exceptional views towards the Hampshire coast. The living room provides a generous seating and dining area incorporating built-in cupboards.

**KITCHEN** Fitted with an extensive range of built-in cupboards with worksurfaces incorporating a ceramic twin-bowl sink unit and a range of appliances including NEFF 5-ring ceramic hob with extractor over, double MIELE oven, space for American style fridge freezer and top of the range Bosch 10kg washing machine. Hatch opening to dining area and views over the Harbour entrance to the Hampshire coast beyond.

**BEDROOM 1** A spacious double bedroom with superb views over The Royal Yacht Squadron and Solent, fitted with extensive built-in wardrobe cupboards with large sliding glazed doors opening to the terrace.

Walk-in wardrobe and a further range of built-in drawers, shelving and hanging space.





**BATHROOM EN-SUITE** Double ended bath with mixer tap and shower attachment. Large walk-in shower, washbasin, heated towel rails, WC and bidet.

**BEDROOM 2** A double bedroom with built-in cupboards, sliding glazed doors opening to the terrace with an outlook towards Northwood Park.

**SHOWER ROOM** Recently installed shower, washbasin and WC. Heated towel rail.

**BEDROOM 3** A double bedroom with a southerly aspect. Sliding doors opening to:

**SHOWER ROOM EN-SUITE** Newly installed with a large walk-in shower, washbasin set on an oak cabinet incorporating drawers and cupboards, WC.

**CONSERVATORY** Situated on the southern elevation is a UPVC framed conservatory with Solent views, (with consent to replace with reconfiguration of kitchen/dining area).

#### GENERAL INFORMATION

**PARKING** Secure underground parking. Additional storage.

**SERVICES** Mains water, electricity, gas and drainage. Communal hot water and heating.

**TENURE** Leasehold with share of freehold and 999 year lease from 1989.

**SERVICE CHARGE** £10,000 to include hot water and heating.

**EPC Rating** E

**COUNCIL TAX** Band H

**POSTCODE** PO31 7QD

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







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