

SPENCE WILLARD



Flat 6 Francesca Court, 98, Mill Hill Road, Cowes, Isle of Wight

Spacious modern one bedroom apartment with parking. Short walk to Cowes town centre and local amenities. Excellent rental yield.

VIEWING

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6 Francesca Court

Prime town centre location one bedroom apartment in sought-after residential area offering strong investment potential with high rental yield.

This bright and spacious first floor apartment features an airy open plan living space complemented by a separate kitchen area. Conveniently positioned within easily walking distance of bustling Cowes High Street with its array of independent shops, restaurants and bars, as well as the Red Jet high-speed passenger connection to Southampton with onward connections to London.

This exceptional property presents an outstanding opportunity for a diverse range of potential purchasers, from those seeking a permanent home or second home retreat or investors looking for a long term reliable rental option. The apartment benefits from full double glazing throughout and is available with NO ONWARD CHAIN.

ACCOMMODATION

COMMUNAL ENTRANCE HALL With security intercom system. Stairs to first floor.

ENTRANCE LOBBY Hats and coat storage, through to:

HALLWAY Spacious hallway leading off to all principal rooms. Intercom system for front door entry.

SITTING/ DINING AREA Open plan living with an abundance of natural light and views out over the communal garden. Wi-Fi connection. Room for table and chairs. Through to:

KITCHEN AREA Ample floor and wall mounted cupboards, four

ringed gas cooker with oven below and overhead extractor fan. Stainless steel sink with drainer. Space for under counter fridge freezer and plumbing for washing machine. East facing window.

BEDROOM ONE Excellent size double bedroom with space for large wardrobe. Two east facing windows overlooking the communal garden.

BATHROOM Part tiled room, bath with overhead shower, wash hand basin, heated towel rail and WC

OUTSIDE To the front of the building is a bloc paved entrance and communal bin storage area. To the rear is a communal garden and drying area. The apartment comes with one **PARKING** space.

POSTCODE - PO31 7EH

TENURE - Leasehold. Currently 81 Year lease remaining. (vendors have applied for a lease extension putting the term back to 99 years)
Maintenance including Building insurance £558 PA. Ground Rent £150 PA.

COUNCIL TAX A

EPC Rating C

RESTRICTIONS No Holiday letting.

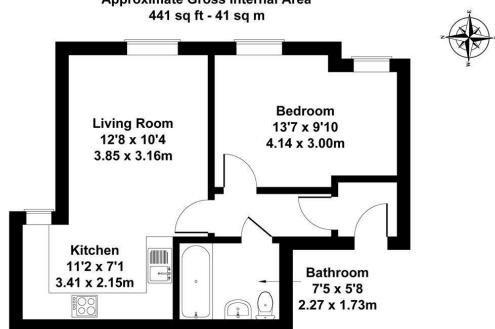
SERVICES Door intercom access. Mains water, electricity and drainage.

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



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Approximate Gross Internal Area
441 sq ft - 41 sq m



FIRST 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.

Produced by Potterplans Ltd. 2025



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