

SPENCE WILLARD



Apartment 12, Number One The Parade, Cowes, Isle of Wight

*A wonderful apartment in this waterfront development that has been modernised, with unrivalled views over The Solent and Harbour Entrance*

VIEWING:

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Completed in 2007 this stunning, contemporary apartment has been upgraded in recent years to now benefit from new, contemporary kitchen, bathrooms and high-quality finishes throughout. The apartment is situated in a superb location on The Parade in Cowes enjoying panoramic, uninterrupted views across The Solent and to the Hampshire Coastline beyond, whilst being within easy walk of the many sailing clubs, popular High Street with its array of independent shops, restaurants, bars and high speed Red Jet passenger service to Southampton.

This modern apartment benefits from a communal lift and communal gym, whilst having two good sized double bedrooms with two bathrooms (one of which is en-suite), and a balcony overlooking the sea, perfect for watching the activity on the Solent.



## ACCOMMODATION

A secure gated entrance opens to a communal area with stairs or lift rising to the first floor.

**ENTRANCE HALL** With wooden flooring that extends throughout the apartment, and access off to all rooms. Video Entryphone. Storage cupboard housing Megaflow hot water cylinder and with additional storage space.

**BEDROOM 1** A double bedroom with French doors opening to a Juliet balcony with sea views. Fitted with plantation shutters and full-length wardrobe cupboard.

**SHOWER ROOM EN-SUITE** Newly installed large walk-in shower with glazed screen, wash basin, WC and heated towel rail. Wall mounted mirrored wall cabinet.

**BEDROOM 2** A double bedroom with feature slat wall panelled wall and with views to The Solent. Again, fitted with plantation shutters and a full-length wardrobe cupboard.

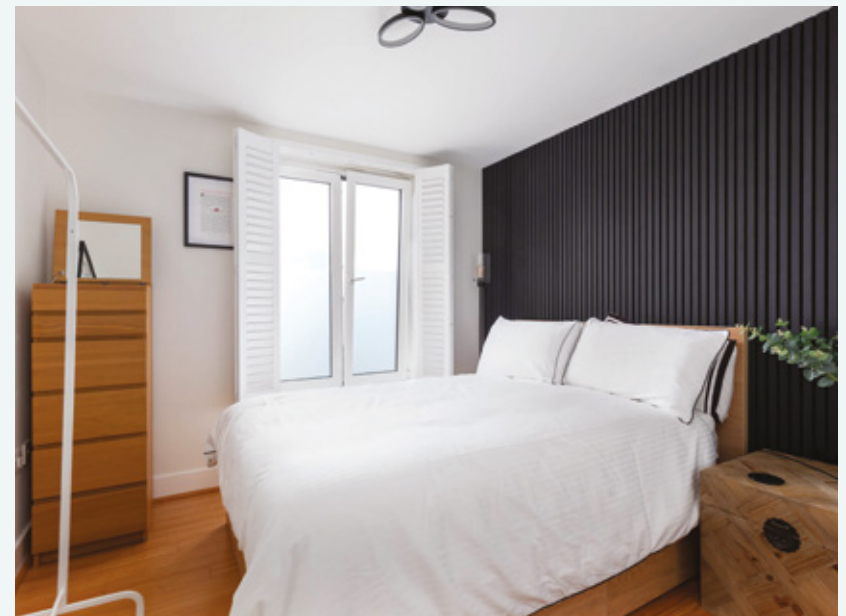
**FAMILY BATHROOM** Newly fitted with a bath with shower over and glazed screen, wash basin on vanity unit with storage below, WC and heated towel rail.

**KITCHEN LIVING DINING ROOM** This spacious room has been designed to maximise the wonderful, panoramic sea views, with a newly installed Schüller kitchen, and both the dining and sitting areas opening to the balcony. The kitchen is well-equipped and fitted with Neff integrated appliances to include a fridge, freezer, ceramic hob with extractor over, single oven, microwave, dishwasher and washing machine. A stainless steel sink with Grohe tap is inset into the Travertine worksurfaces. The dining and sitting areas are generously proportioned and both benefit from French doors opening to the balcony to make a great sociable space enjoying the view.

**OUTSIDE** The apartment is accessed via a secure gated entrance from Bath Road into a largely granite paved courtyard, with a range of contemporary planters, from which there is both lift and stair access to the apartment. The apartments also have use of a communal bike store, bin store, storage locker and small gym on the lower ground floor.

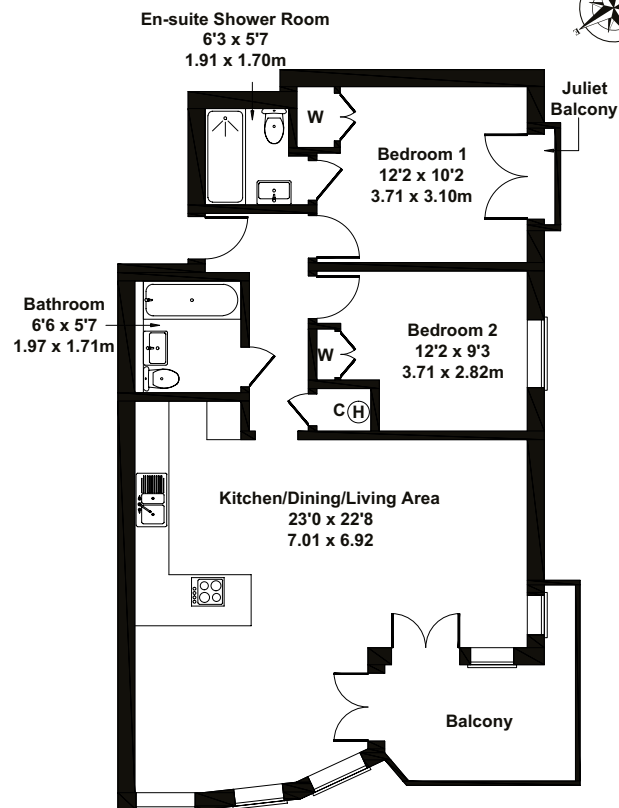
**TENURE** Leasehold with a Share of the Freehold. 999 year lease commenced in 2007. Service charge c.£2,400 per annum, incorporating buildings insurance and ground rent.

**PARKING** Resident parking permits can be obtained for The Parade from the Isle of Wight Council from £72 per annum.



## Apt 12 Number One The Parade

Approximate Gross Internal Area  
786 sq ft - 73 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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**SERVICES** Mains water, electricity and drainage. Electric central heating.

**EPC RATING** C

**COUNCIL TAX** Band E

**VIEWINGS** Viewings shall be strictly by prior arrangement with the sole selling agents, Spence Willard.



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