



Number One, The Parade

Cowes, Isle of Wight, PO31 7QJ

Asking Price Of - £499,950 (FREEHOLD)



- Two Bedrooms, Two Bathrooms (One En-Suite), Large Covered Balcony
- Over looking the Cowes Harbour and Solent Waters
- Modern Kitchen with Intergrated Appliances
- Brilliant Location with Stunning Views From Every Room
- Highly Sought After Location, No Ground Rent Payable

EPC Rating

58 D

Number One, The Parade



Property Description

NUMBER ONE, THE PARADE A stunning seafront apartment with unobstructed views of the Solent waters and Cowes Harbour from not only its living room and balcony but also from both double bedrooms. Ground floor pedestrian access from the high-street via an enclosed courtyard entrance, however, benefiting from an elevated position above the Parade. The building also benefits from a bike store, gym and additional storage cupboards.

OPEN PLAN LIVING AREA This bright and welcoming area is perfect for everything from entertaining to sitting down on the sofa and watching the world go by.

Living/Dining Room:

Comprising of laminate timber flooring, large dual aspect double glazed windows and two sets of French doors leading to your own private balcony. Electric fireplace and plenty of room to allow for a separate living and dining arrangements.





Kitchen:

Contemporary open plan kitchen comprising of wall and base level storage, granite worksurfaces with a built-in single and a half drainer stainless steel sink with chrome mixer tap, tiled surrounds and integral appliances which include; Neff four ring hob with stylish feature extractor hood overhead, Neff dual oven and grill, Neff fridge/freezer, Neff dishwasher and Neff washing machine. Laminate timber flooring is continued from the living space.

BALCONY Accessed off the living area though either set of double glazed French doors, the decked balcony features a glass panelling and wire railing. Overlooking the Cowes Harbour and Solent waters, this spacious balcony is the perfect place sit and watch the sun set over the horizon.



BEDROOM ONE Slightly smaller of the two bedrooms however still very spacious. The room features laminate timber flooring, a built-in wardrobe, en-suite shower room and a beautiful Juliet balcony (set behind double glazed French doors) hosting unencumbered views of the harbour's waters and jostling marine activity.

ENSUITE SHOWER ROOM Modern en-suite shower room comprising of a tiled and glazed quadrant shower, white ceramic basin with chrome mixer tap with storage underneath and white ceramic WC. Tiled floor, heated towel rail and built in cupboard with shelving.



BEDROOM TWO The larger of the two bedrooms featuring laminate timber flooring, a built in wardrobe and side aspect double glazed window showcasing breath taking views of the Solent waters.

BATHROOM Modern three-piece family bathroom suite comprising of a white ceramic WC with concealed cistern and push button flush, white ceramic basin with chrome mixer tap and storage beneath and a white enamel bath with glass shower screen, timber effect side panel, shower overhead and chrome fittings. Tiled floor and walls, towel rail and additional contemporary heated towel rail.



EXTERIOR Gated entrance off Bath Road into the garden courtyard which is accessible by either video system/key code/key fob. The coded bin storage is also located here. Through a further gated access door to lower floor where you can find the gym, individual housing numbered storage and other amenities. The courtyard is host to multiple modern planters. Integral bike store with racking and coded entry.



There is a glazed entrance hall with travertine flooring, stainless steel handrails and walnut doors and skirting.

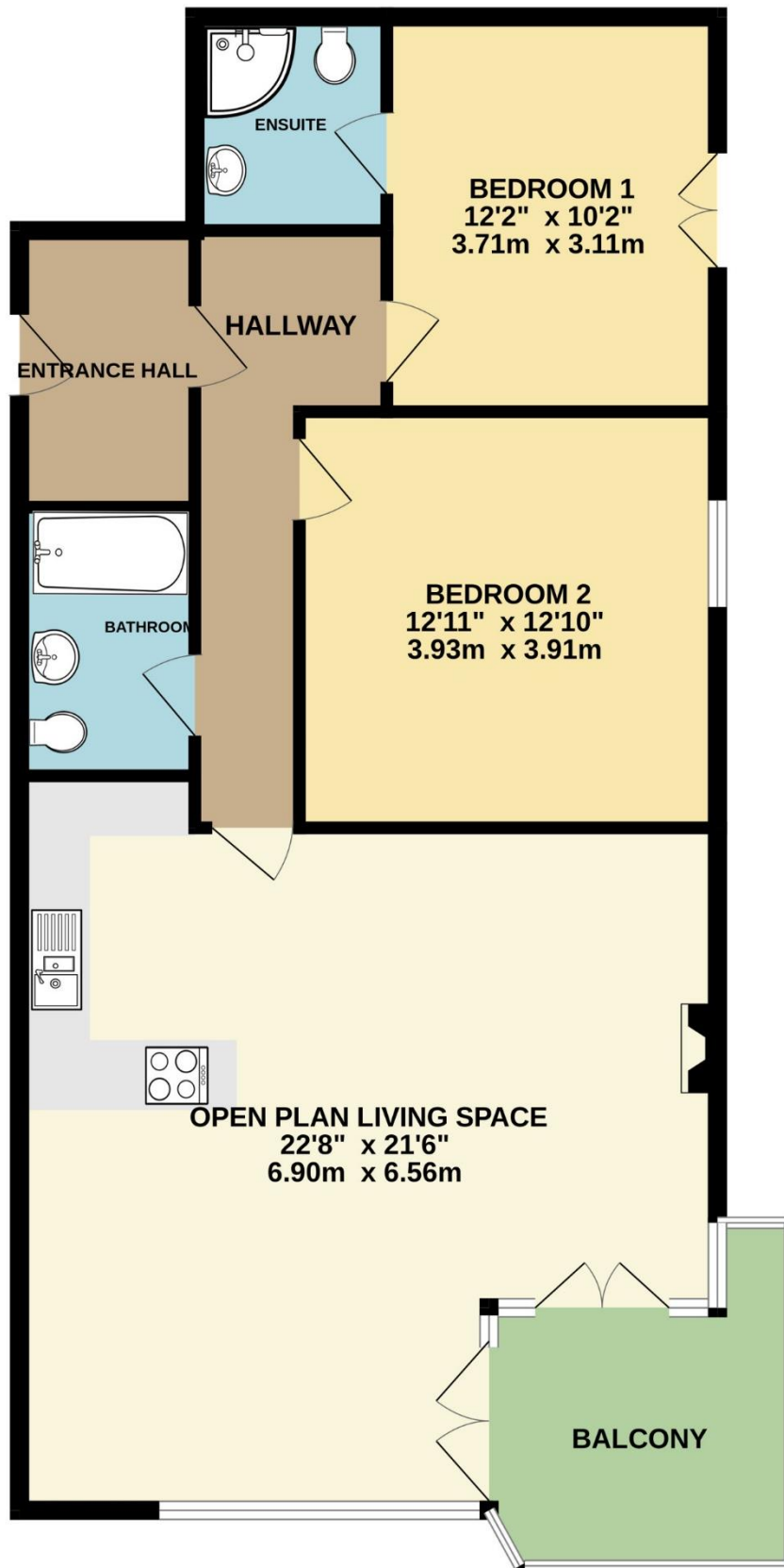
ADDITIONAL INFO TENURE: Shared FREEHOLD with remainder of 999 year lease. No ground rent payable.

COUNCIL TAX BAND: E

EPC Rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Hotspur House
Prospect Place
Hythe
Hampshire
SO45 6AU

www.hytheandwaterside.com
sales@hytheandwaterside.com
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements