



APARTMENT 19
NUMBER ONE THE PARADE, COWES, ISLE OF WIGHT



APARTMENT 19

NUMBER ONE THE PARADE,
COWES, ISLE OF WIGHT

A STUNNING APARTMENT WITH A LARGE ROOF TERRACE ENJOYING UNRIVALLED VIEWS OVER THE HARBOUR ENTRANCE AND THE SOLENT.

Apartment 19 occupies an exceptional position within this sought after waterfront development completed in 2007, with full height glazed windows and doors wrapping around the apartment providing all of the main rooms access to the terrace and unobstructed sea views over The Solent. There is under floor heating throughout and there are engineered oak floors to the hallway, reception room and kitchen. There are solid oak internal doors and extensive built-in cupboards. The large terrace that runs around the exterior of the apartment provides a superb seating and dining area, perfect for entertaining.

Number One The Parade is situated in a prime position on Cowes Parade, being within walking distance of the shops and restaurants and within a short walk of the High Street and Redjet ferry service to Southampton. Situated approximately 100m from The Royal Yacht Squadron, the apartment is within an easy walk of all the



principal yacht clubs and is in a prime position for watching the sailing races off Cowes as well as along The Solent.

Approached via a gated communal courtyard with contemporary planting and accessed via stairs or lift. Adjacent to a gated courtyard is a bike store and bin store. On the lower ground floor are a small gym and a dedicated storage locker.

ACCOMMODATION

Walnut front door opens to:

ENTRANCE HALL With coats cupboard and airing cupboard housing Megaflo direct hot water cylinder, with towel rail.

RECEPTION ROOM A stunning room with a curved glazed wall, incorporating bi-fold doors providing panoramic sea views and access to the terrace. Oak flooring, built-in book shelving.

KITCHEN Fitted with a range of oak fronted cupboards with granite work surfaces over and incorporating a range of AEG appliances including fridge, freezer, oven,

microwave, halogen hob with extractor over, dishwasher and washing machine. With 1 ½ bowl sink unit with mixer tap and separate zip tap providing both chilled water and boiling water. Full height windows provide views over The Solent and towards The Royal Yacht Squadron. Access to terrace.

BEDROOM 1 A double bedroom with bi-fold doors opening to the terrace and providing open Solent views. Built-in cupboards-

SHOWER ROOM EN-SUITE Tiled throughout in Travertine with a shower, wash basin and WC. Heated towel rail.

BEDROOM 2 A double bedroom with bi-fold doors opening to the terrace and with panoramic sea views. Built-in cupboard.

BATHROOM Tiled throughout in Travertine and with a bath with deluge shower over, wash basin and WC. Heated towel rail.

BEDROOM 3 Overlooking the courtyard with cupboard housing Vaillant wall mounted gas fired boiler and with slatted shelving.



TENURE 999 year lease from 2007. Service charge approx. £2,880 per annum incorporating ground rent. Apartments can only be let for a maximum of 4 weeks for holiday lets, but there is no restriction on long term lets.

PARKING Permits can be obtained for parking on The Parade from the local Council.

SERVICES Mains water, electricity, gas and drainage. Gas fired boiler serving under floor heating throughout.

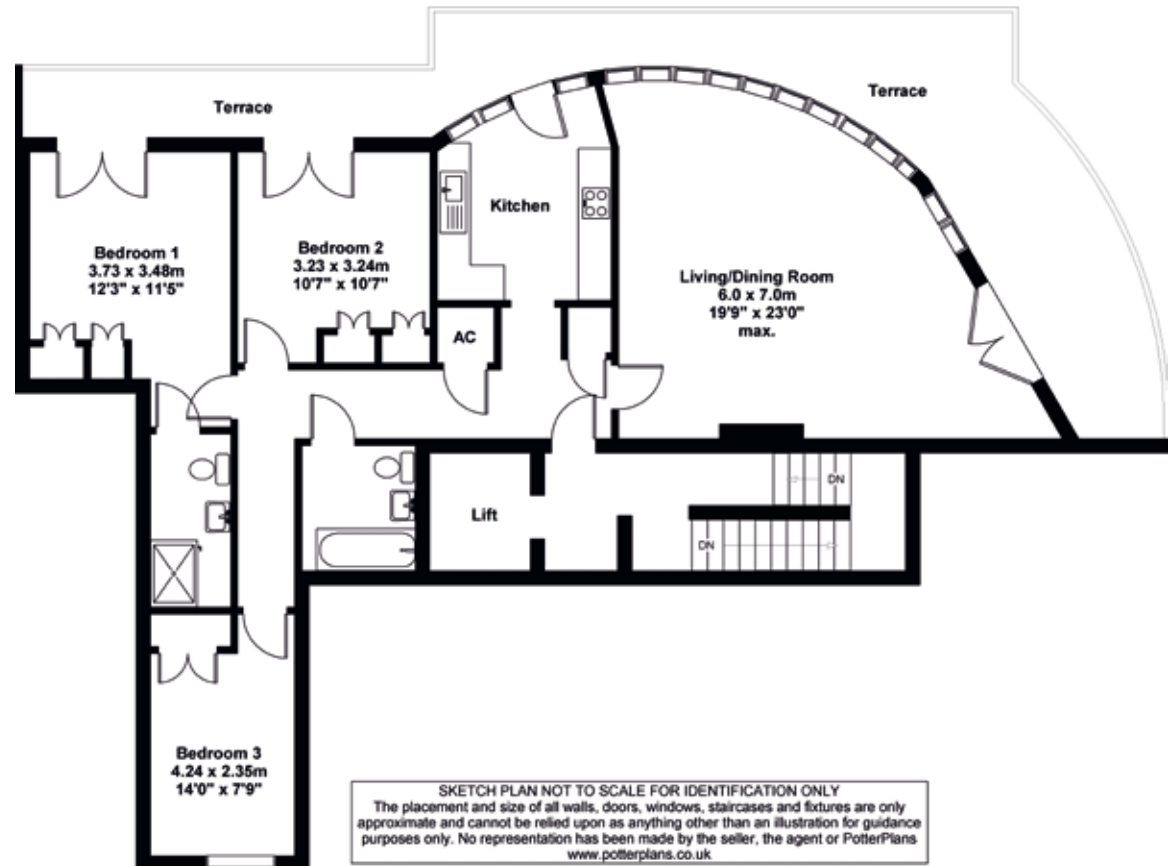
EPC Rating C

POSTCODE PO31 7QJ

VIEWINGS: All viewings will be strictly by prior arrangement with the sole selling agents.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

19 Number One The Parade, Cowes



Pimento House,
Number One The Parade
Cowes, ISLE OF WIGHT
PO31 7QJ

TEL: (01983) 200880

sales@spencewillard.co.uk

www.spencewillard.co.uk



