



20 Osborne Court, The Parade, Cowes
£195,000

 **Megan Baker**
Estate Agents



Megan Baker
Estate Agents

20 Osborne Court, The Parade, Cowes

£195,000

What a lovely apartment! Located on the third floor of the building this beautiful home has a welcoming entrance hall which is surprisingly spacious and airy with tall ceilings. The home offers a superb living space with the luxury of a balcony, overlooking Cowes Parade, which is perfect for enjoying breakfast with a view. There is a large master bedroom with fitted wardrobe and plenty of space for additional storage; a second guest bedroom; galley kitchen which has been smartly fitted to utilise the available space and a sleek shower room with large walk-in shower unit and modern tiling. Although the apartment doesn't have designated parking there is the opportunity to buy an annual permit to use in the public parking area on The Parade, just to the front of the building.

Communal entrance door with secure entry system in

COMMUNAL HALLWAY:

A large, smart, communal hallway, with stairs and lift to the third floor.

Personal door to apartment 20:

ENTRANCE HALLWAY:

A welcoming hallway with entry phone system; built-in storage cupboards and door to:

LOUNGE/DINING ROOM:

16'7 x 11'4 (5.05m x 3.45m)

A lovely, light, open plan living/dining room

decorated in neutral tones . A glazed door leads to the balcony which provides stunning views across the Solent.

KITCHEN

8'5 max x 6'7 (2.57m max x 2.01m)

A smart kitchen fitted with white-fronted units, integrated washing machine; oven with hob over, and extractor hood. Space for fridge/freezer. Window to one end.

BEDROOM ONE

13'8 max x 11'4 (4.17m max x 3.45m)

A beautifully presented, light and spacious double bedroom with window to side and fitted wardrobes.





BEDROOM TWO

11'4 max x 8'4 (3.45m max x 2.54m)

Another good size room with window to side and fitted wardrobe. Currently used as a dining room, but ideal as either a bedroom or study space

SHOWER ROOM

11'3 max x 5'9 (3.43m max x 1.75m)

Fitted with a smart white suite of walk-in shower unit; comfort-height WC and wash hand basin. Window and heated towel rail.



BALCONY

10'6 x 4'0 (3.20m x 1.22m)

The balcony is located to the side of the apartment, accessible from the lounge, and provides a super place to sit and enjoy the Solent views across The Parade.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.




Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Arrange a viewing
 Love this property and want to see more?
 Call us on **01983 280555**
 Email: hello@meganbakerestateagents.com

Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

