



APARTMENT 8, MORNINGTON MEWS  
QUEENS ROAD, COWES, ISLE OF WIGHT





## A STUNNING PENTHOUSE APARTMENT OCCUPYING A SUPERB POSITION ON THE SEAFRONT WITH PANORAMIC SOLENT VIEWS AND PARKING.

Set on the second floor of this contemporary apartment block comprising just eight apartments in this select gated development also including 7 houses completed in 2007. Occupying a prime front line position there are unrivalled views of sailing races and frequent shipping including cruise liners entering and exiting Southampton Water providing an interesting and ever-changing spectacle as well as summer sun sets. Being one of two penthouses, accessed by either stairs or lift, the accommodation is particularly light with the sea views enjoyed from the kitchen/ living room with its extensive glazed windows and doors as well as from two of the three bedrooms which all have Juliet balconies and built-in cupboards. The contemporary interior has underfloor heating and a balcony running the full width of the apartment.

There are 2 covered parking spaces and a store.

This superb and sought-after location allows easy access to the amenities of Cowes, with the town centre being a level walk of around a third of a mile along the seafront to a good range of shops and restaurants as well as the high-speed Red Jet service to Southampton. Cowes is world-renowned for its sailing with numerous prestigious yacht clubs and is easily accessible from London. Walks to the west along the seafront lead to Gurnard with further waterside eateries.

### ACCOMMODATION

**ENTRANCE HALL** Coats cupboard, store cupboard also housing wall-mounted gas fired boiler and an airing cupboard housing direct hot water cylinder. Intercom.

**KITCHEN/LIVING ROOM** A stunning dual aspect room with full height windows and glazed doors to two elevations providing panoramic views over the Solent. Three pairs of doors open to the **BALCONY** which runs the full width of the apartment and forms a superb entertaining space. The kitchen area comprises a range of contemporary units including an island unit all with Granite worksurfaces, inset 1½ bowl sink unit with waste disposal and mixer tap. There are a range of AEG integral appliances including a double oven, ceramic hob with extractor above, fridge, freezer and microwave. Bloomberg washing machine. Adjacent is the dining area beyond which is the seating area which as well as having access to the balcony also has French doors opening to a Juliet balcony on the side elevation. Air conditioning unit.

**BEDROOM 1** A double bedroom with sliding glazed doors to a Juliet balcony with views across the Solent to the Hampshire Coast. Built-in wardrobe cupboard. Air conditioning unit.

**SHOWER ROOM EN-SUITE** Tiled throughout with a large walk-in shower, wash basin, WC and heated towel rail.

**BEDROOM 2** A double bedroom with built-in wardrobe cupboard and sliding glazed doors to a Juliet balcony, providing sea views from the bed.

**BEDROOM 3** Bunk room with sliding glazed doors to the rear elevation. Built-in wardrobe cupboard.

**BATHROOM** Tiled throughout, fitted with a bath with mixer tap and shower over, along with shower screen. Wash basin, WC and heated towel rail.

### OUTSIDE

Two covered parking spaces (one in front of the other), with a store room beyond. There is also a communal bike store.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired underfloor heating and partial air conditioning.

**EPC Rating** B

**TENURE** Balance of a 155 year lease which commenced in 2008. Ground Rent £500 per annum. Service Charge of around £2,100 per annum including maintenance of communal areas.

**POSTCODE** PO31 8AU

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

Spence Willard, Waterside House, 72a High Street, Cowes, Isle of Wight, PO31 7RE  
Tel: 01983 200880

Website: [www.spencewillard.co.uk](http://www.spencewillard.co.uk)

Email: [cowes@spencewillard.co.uk](mailto:cowes@spencewillard.co.uk)

### 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.

Approximate Gross Internal Area  
1023 sq ft - 95 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.  
Produced by Potterplans Ltd. 2021

