eastcowes@wright-iw.co.uk

wright estate agency



£139,950

20 Cockerell Rise, East Cowes, Isle of Wight, PO32 6JL













Set in the charming area of Cockerell Rise, East Cowes, this delightful and well presented apartment presents an excellent opportunity for first-time buyers. The property boasts a modern touch with a recently fitted kitchen and bathroom, ensuring a comfortable and stylish living experience.

The apartment features two well-proportioned bedrooms, perfect for relaxation or as a home office. The inviting reception room provides a welcoming space for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the allocated parking, a rare find in such a sought-after location. Residents can also take advantage of the extensive communal gardens, offering a serene outdoor space to unwind and enjoy the natural surroundings.

With its prime location in East Cowes, this apartment is not only a fantastic first-time buy but also a wonderful place to call home. Don't miss the chance to view this appealing property that combines convenience, comfort, and community living.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.



Hallway

Lounge/ Diner	15'3" x 10'11"
Kitchen	7'9" x 6'11"
Bedroom 1	11'6" x 9'9"
Bedroom 2	13'4" x 7'10"
Bathroom	7'6" x 5'0"

Parking
There is one allocated parking space.

Outside
Communal gardens surround the apartment. There is also a drying area.

Tenure
Leasehold

Council Tax
Band B

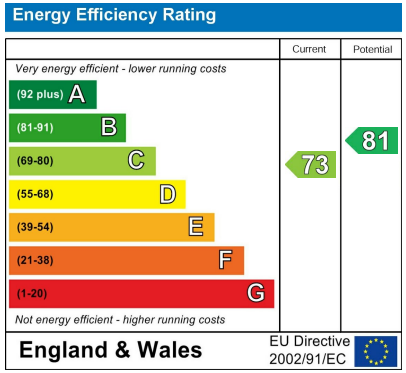
Services
Unconfirmed water, drainage, electrics

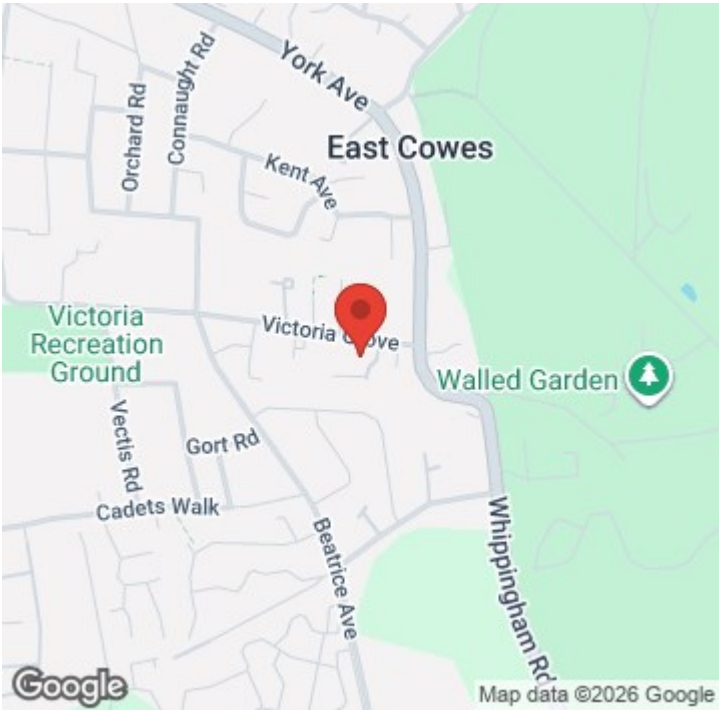
Additional Information
Lease Remaining - 950 years
No Ground Rent
Own 1/36 of Freehold on completion
Service Charge - £1320 per annum

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLYAll measurments are approximate.
Plan produced using PlanUp.





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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