

## East Cowes, Isle of Wight



- **Stunning two bedroom apartment**
- **Ground floor from the car park**
- **Permit parking space**
- **Spacious, modern and light throughout**



## About the property

This stunning two bedroom apartment is wonderfully well presented, generously sized and a stones' throw from Waitrose! Immaculately kept by its current owners, the property is bright, light and airy, whilst also being contemporary and suited to 21st century living.

An over 55s development, Princess Court offers the very best in a premium complex, which is well placed in the marina town of East Cowes, its provision of all your local amenities from the highly regarded health centre to the independent shops and cafés. Walks along the Esplanade, the grounds of Royal Osborne House and the River Medina are all within easy reach too.

The apartment sits accessible from the ground via the car park area. This property currently has use of a parking space at a 6 monthly renewal cost. The property is wheelchair accessible from this area. The communal access is well kept and maintained throughout.

The apartment itself is equipped with high quality fixtures and fittings, including a beautifully finished shower room and en-suite shower room too. The kitchen and lounge/diner are open plan with access onto a balcony space as well. The bedrooms are both doubles and offer built-in fitted wardrobes. There are emergency pull cords in the shower rooms and passage. The apartment is also fitted with a burglar alarm system.

The additional communal areas here include a lobby entrance space, a large open plan lounge with communal kitchen, which offers a large balcony space too. This area is perfect for reading, socialising and really offers a wonderful space to enjoy. There is also communal washing and drying room and storage too. Hot water, heating and buildings insurance included in the service charge.

Local Authority - Isle of Wight Council  
Council Tax Band C  
EPC - B  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Communal Entrance

Entrance Hall

Lounge 18'3 x 9'10

Balcony

Kitchen 11'4 x 5'3

Bedroom 1 19'4 x 9'1 Fitted wardrobes

En-suite Shower Room

Bedroom 2 9'10 x 8'8 Fitted Wardrobes

Shower Room

Communal Lounge with Kitchen

Communal Balcony

Communal Laundry & drying room

Communal Storage

### OUTSIDE

Permit parking space

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		