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wright estate agency



£139,950

104 Upper Yarborough Road, East Cowes, Isle of Wight, PO32 6EB













Located on Upper Yarborough Road in the charming town of East Cowes, this delightful ground floor apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a comfortable retirement home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The modern kitchen is equipped with contemporary fittings, making meal preparation a pleasure. The stylish shower room adds to the convenience of this lovely apartment, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the private garden, offering a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, off-road parking is available, providing a practical solution for those with vehicles.

This flat is not only a comfortable living space but also a wise investment in a desirable location. With its blend of modern amenities and outdoor charm, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely ground floor apartment your new home.

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	12'1" x 10'10"
Kitchen	10'3" x 7'0"
Bedroom 1	10'10" x 8'9"
Bedroom 2	11'8" x 6'1"
Shower room wc	6'11" x 5'6"

Outside
The enclosed rear garden is mainly lawn with timber shed and gated access to the front.

Parking
To the front of the property is a driveway providing off road parking for 1 car.

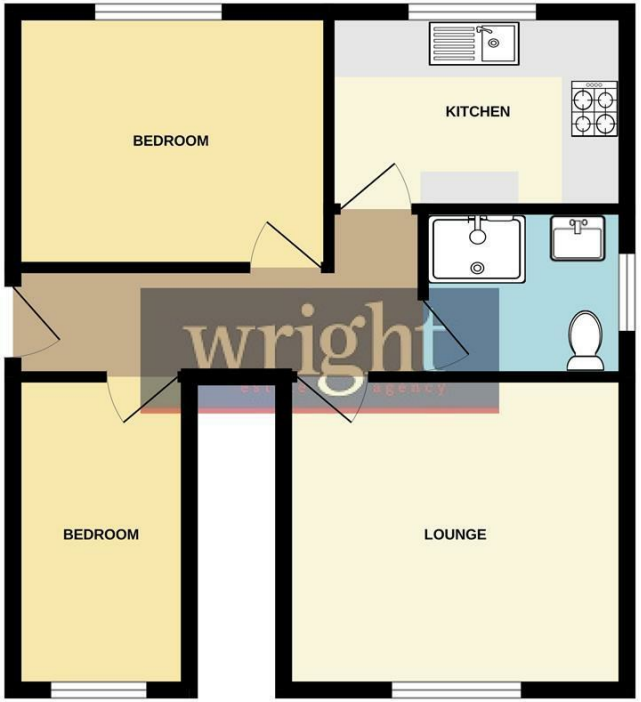
Council Tax
BAND A

Additional Information
Lease Remaining - 950 Years
Maintenance Fee - Buildings Insurance 50/50 split with upstairs flat - Any other maintenance split with upstairs
Ground Rent - £25 per annum

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

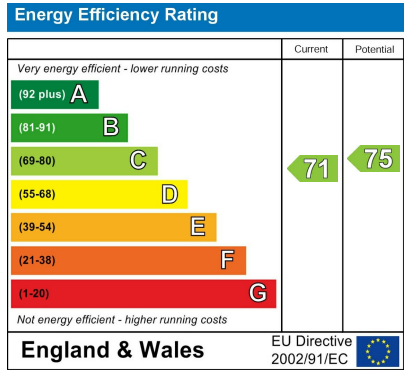
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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.

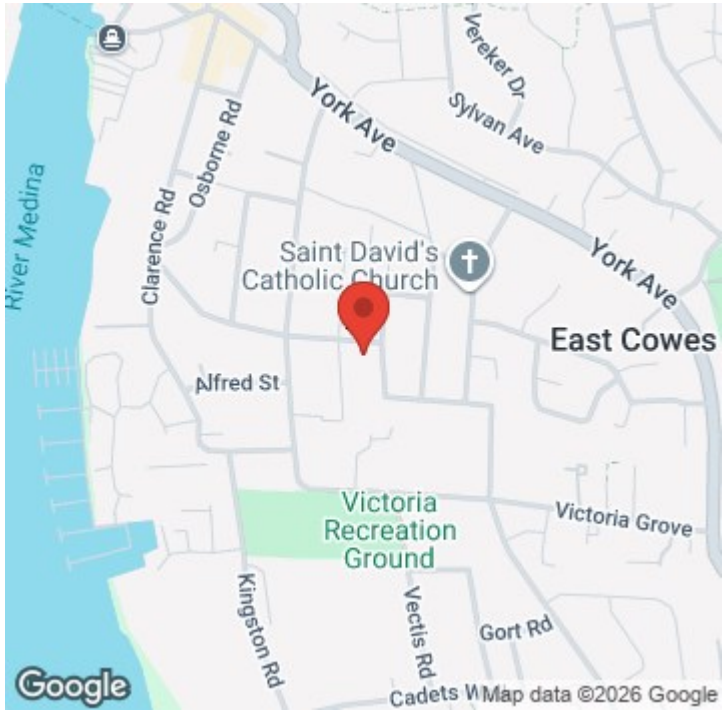
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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