

Flat 7, Melcombe House, 53 Queens Road, Cowes, PO31 8BW

Guide Price £375,000

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McCarthy & BOOKER

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Ground floor apartment ~ Two bedrooms ~ Parking and garage ~ Fantastic sea views

Two bedroom ground floor apartment

A quiet apartment with a private patio area that has beautiful views across the Solent. With two bath/shower rooms, a large sitting room and dining area which follows through to the kitchen.

There is allocated parking and private garage within the pristine communal outside area. Situated on Queens Road, Cowes, this apartment has an enviable position with almost instant access to the seafront and a short walk into Cowes Old Town.

This newly decorated home is ready to move into and has the bonus of being CHAIN FREE.

Melcombe House

Believed to be originally Admiral Spencer Victor York de Horsey's home which has now been divided into apartments with this home being a flawless extension to the main building. Turning immediately off the seafront, the drive leads up to this impressive looking character building with immaculate flower beds and lawns. Being built on a raised aspect results in stunning panoramic views of the Solent and across to the mainland.

Interior

Access is via a secure entry system into a smart communal lobby, Apartment 7 is found on the ground floor.

This apartment has high ceilings, airy spacious rooms and tall wide windows that allows light to flood in. There is wooden flooring throughout the hallway, reception areas and one of the bedrooms, giving seemless connection. All rooms lead off the hallway with its deep storage cupboards, one containing the Vaillant water cylinder, and some of them being floor to ceiling.

The two double bedrooms both have double French doors leading to the private rear patio area, one having multiple built in storage cupboards and the other with an ensuite shower room, basin and WC. The separate bathroom has a bath with a hand held shower, basin and WC.

Gorgeous views, and the ever changing seascape, can be viewed from the spacious sitting round through the large double French doors and windows. This room has a plenty of space for a dining area which is adjacent to the kitchen which has a wide array of white wall and base units with space/plumbing for a washing machine and dishwasher and an integrated four ring gas hob and oven.











Exterior

The communal gardens are well maintained and spread out across this elevated position. There is allocated parking for the apartment and a visitors parking space, along with it's own garage.
The apartment itself has its own patio areas both at the front and rear of the property giving private outside space.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.
Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Leasehold, 999 year lease from December 1997
EPC: D
Council tax band: E
No pets
No holiday lets
Mains gas, electricity, sewerage and water
Maintenance charge 2025 £4,000 includes buildings insurance, maintenance and gardening
Gas central heating via Vaillant boiler





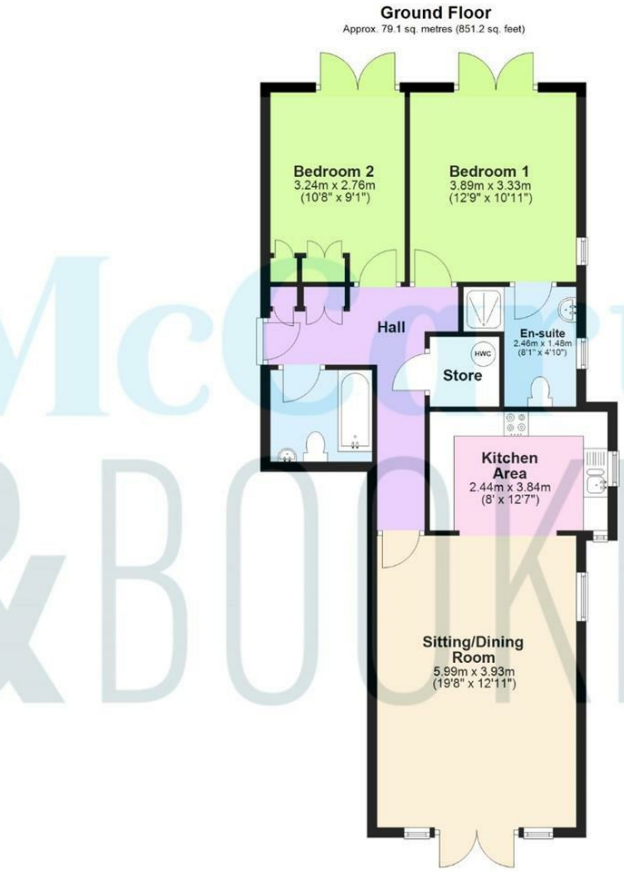
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 79.1 sq. metres (851.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group
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