

eastcowes@wright-iw.co.uk

wright
estate agency



£215,000

Flat 8, Millfield House Millfield Avenue, East Cowes, Isle of Wight, PO32 6FR



This spacious and well presented two double bedroom apartment is situated on the first floor and forms part of this historic Grade II listed building. This handsome building was converted into eight apartments and is set within well maintained and attractive grounds. The apartment comprises of a private entrance, stairs lead to the welcoming hallway with access to the two double bedrooms - one with a modern en-suite shower room, separate bathroom, kitchen with a modern range of units and lovely sitting room with a good size dining area benefiting from views over the communal garden. Another benefit includes allocated parking for one car. This beautiful apartment is conveniently located close to the local shops including Waitrose supermarket, medical centre and car ferry connection to Southampton. Please call The Wright Estate Agency on 01983 281010 to arrange an internal viewing.

Door to Side of Building	
Entrance Hallway	
Stairs to First Floor	
First Floor Hallway	
Lounge Area	19'5" x 10'2"
Dining Area	9'5" x 6'5"
Kitchen	9'7" x 6'2"
Bathroom	
Bedroom 1	11'10" x 11'10"
Ensuite Shower Room	
Bedroom 2	10'5" x 9'8"

Outside
To the front of the property is a large, well tended communal lawned garden with planted borders. Allocated parking for one car with further visitors parking available.

Additional Information
996 lease remaining
£216 Maintenance Charge (per quarter)
Millfield House is Freehold and owned by the residence.
No Pets Allowed

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

Council Tax
Band B

Agents Note
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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR
64 sq.ft. (5.9 sq.m.) approx.

1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



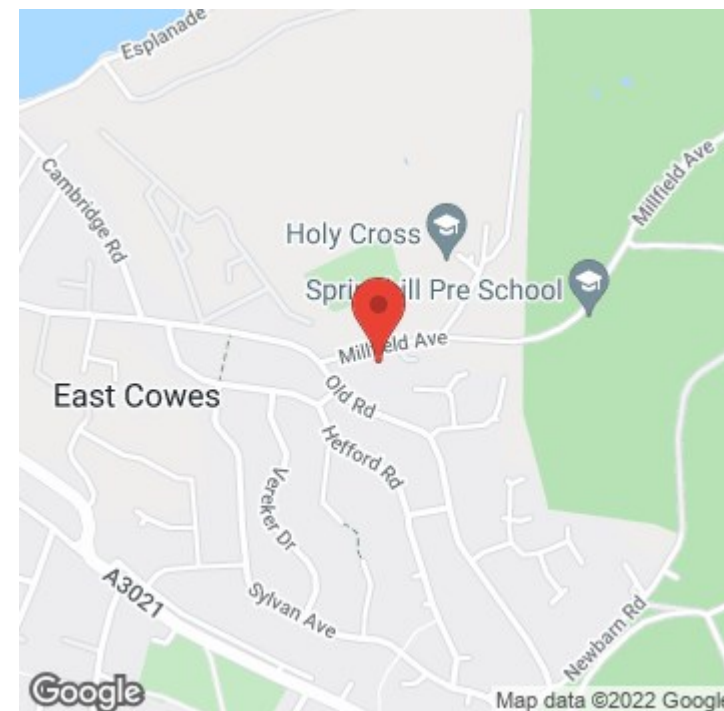
TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for 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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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