



CORNWALLIS ROAD, GUIDE PRICE £370,000, LEASEHOLD

AN IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT, PRINCIPAL BEDROOM WITH ENSUITE WALK-IN SHOWER ROOM, THE PROPERTY HAS BEEN BEAUTIFULLY REFURBISHED AND MODERNISED TO A HIGH STANDARD, BENEFITTING FROM A PRIVATE PATIO OVERLOOKING THE COMMUNAL GARDENS AND TOWARDS THE ISLE OF WIGHT AND NEEDLES BEYOND.

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DESCRIPTION:

Entrance Hall

Coats cupboard, airing cupboard, cupboard housing new electric consumer unit, radiator, telephone point and wall lights.

Sitting / Dining Room 23'3 x 14'5

A fabulous triple aspect room with views over the communal gardens and towards the Isle of Wight and Needles. UPVC double glazed windows and double glazed sliding doors onto the patio. Serving hatch to the kitchen, radiators, television point, telephone point and wall lights.

Kitchen 12'3 x 8'5

A lovely double aspect room with far reaching views towards the Isle of Wight and Needles. Excellent range of wall and base units, Neff oven and four ring gas hob, Electrolux extraction fan, Bosch dishwasher, Worcester gas boiler, space for fridge/freezer and space and plumbing for washing machine and tumble dryer. Ceiling light point.

Principal Bedroom 14'4 x 9'11

UPVC double glazed window, excellent range of built-in wardrobes, wall lights, telephone point and television point.

En-Suite Shower Room

Mira walk-in shower, Bauhaus walnut vanity unit with wash hand basin and mirror and light above, low level W.C, tiled walls, towel radiator and ceiling light.

Bedroom Two 11'3 x 9'5

UPVC double glazed window, radiator and wall lights.

Bathroom

Suite comprising bath with shower over, wash hand basin set in vanity unit with mirror and light over, low level W.C, extractor fan, towel radiator and ceiling light point.

Outside:

There is a patio area which overlooks the well maintained communal gardens.

Garage

There is a single garage in a nearby block, with the benefit of power and electrics, with a new electric door fitted in 2024.

Service Charges

Approximately £1700 twice yearly to include water, buildings insurance, window leaning, lift maintenance, communal cleaning and garden maintenance.

Tenure: Leasehold

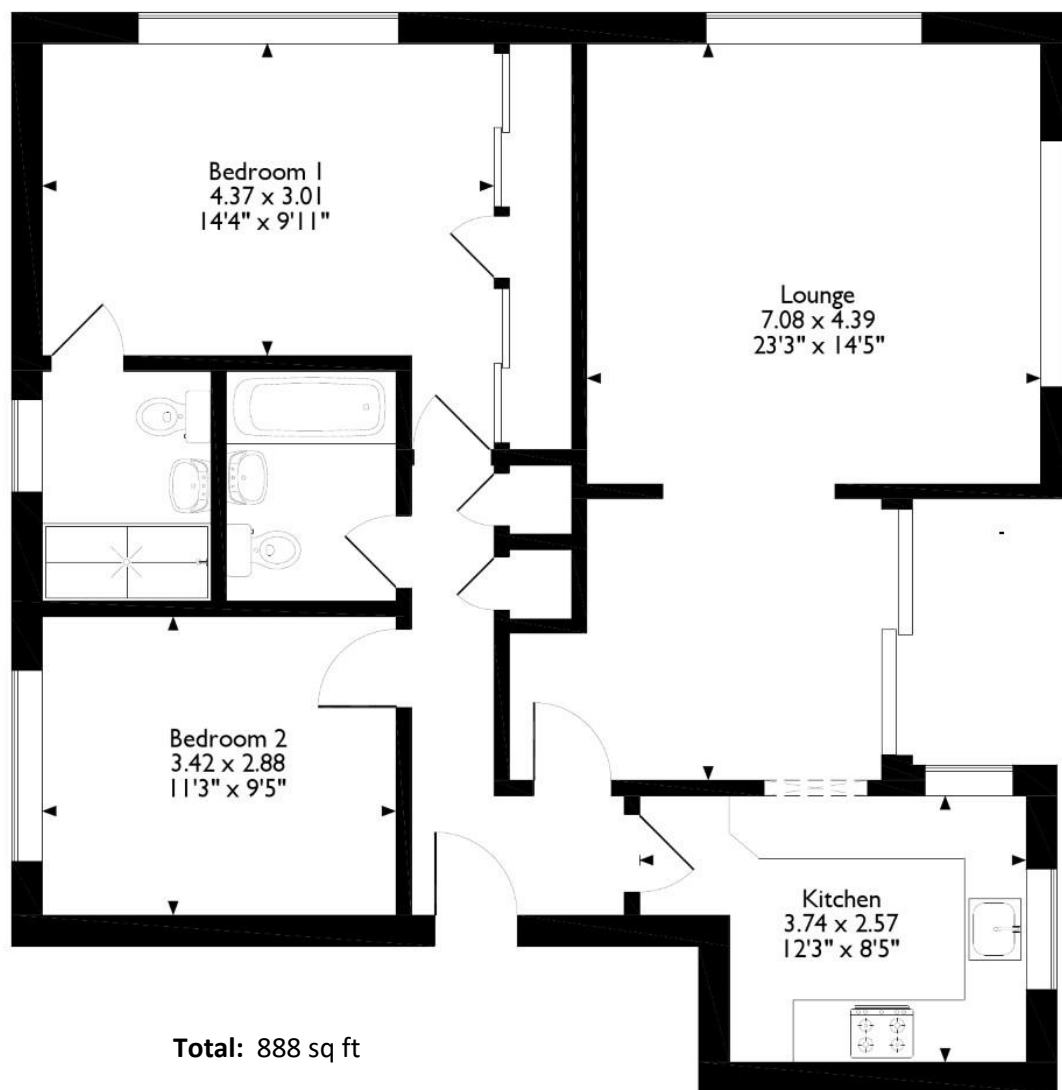
Term: 144 year and 5 months

Service Charge: £1700 twice yearly

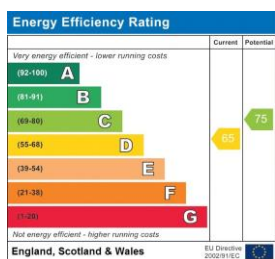
Ground Rent: £ 75.00 Annually

Council Tax Band: E





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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Property Ref: MOS200004

Tenure: Leasehold

Electricity Supplier: Octopus

Water Supplier: Southern Water

Heating System: Worcester Gas Boiler

Broadband: Sky

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Shown were correct at the time of printing.

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