



2 Bridge Court, 4 Chinchon Close, East Cowes, Iw
£107,000

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Megan Baker
Estate Agents

DRAFT PARTICULARS ONLY:

This stylish one bedroom flat offers a buyer the opportunity to move straight in with its fresh, neutral decor and stylish finishing. The home has an open plan living area with a superb floor to ceiling window to the rear allowing light to flood in and which incorporates a smart, functional kitchen which has an integrated oven, hob and microwave as well as spaces for other appliances. The good sized double bedroom is positioned at the rear of the apartment with handy storage cupboard currently housing the gas fired boiler and the smart bathroom completes the accommodation. This super, modern home would be a fantastic first home or buy to let investment for someone looking for an easily maintained and very well presented home.

COMMUNAL ENTRANCE DOOR

With handy external postbox and intercom entry system. Access to all flats.

PERSONAL ENTRANCE DOOR:

Flat 1 is located to the rear of the ground floor.

ENTRANCE HALLWAY:

A lovely welcoming entrance to the home with handy storage cupboard and doors to:

OPEN PLAN LIVING AREA:

19'2 max x 9'11 max (5.84m max x 3.02m max)

A bright and spacious area perfect for sociable living and dining. Large floor to ceiling window to rear which lets light flood in. The room is open to the:

KITCHEN AREA:

Fitted with smart glossy white fronted units topped by dark granite effect work surfaces. Integrated microwave; oven and hob with extractor hood above. Spaces for washing machine and fridge freezer.

BEDROOM:

12'2 max x 9'7 max (3.71m max x 2.92m max)

A light double room decorated in neutral colours with window to rear.

Cupboard housing gas fired boiler.

BATHROOM:

6'5 max x 4'0 max (1.96m max x 1.22m max)

An attractive and smartly presented bathroom fitted with bath with shower over, WC and wash hand basin. Fresh white decor shows off the modern tiling to the bath area and splashback to the wash hand basin.

ALLOCATED PARKING:

The flat benefits from allocated parking to the rear of the property, with a handy secure access door also located to the rear of the building.

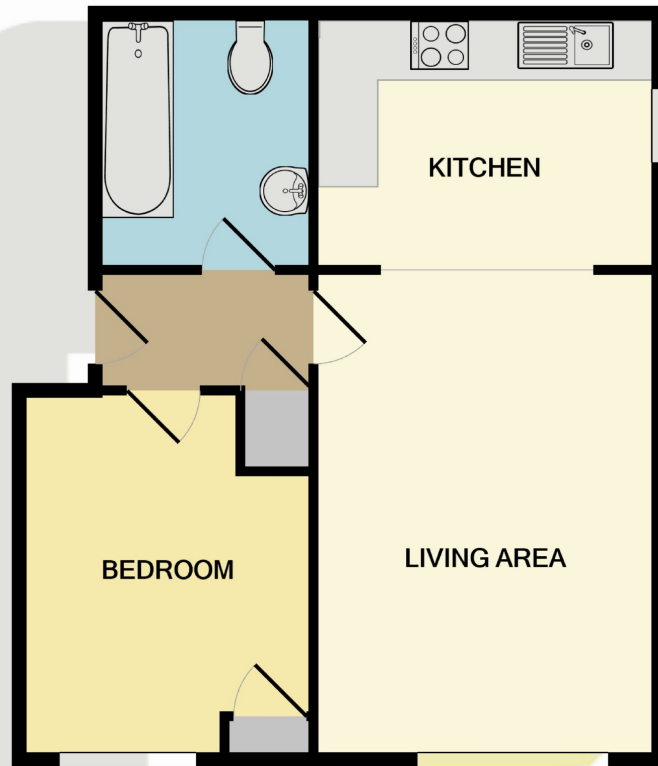
**Viewings: Strictly by appointment
only through Megan Baker Estate
Agents**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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