



York Avenue | | East Cowes | PO32 6QY

Offers In The Region Of £140,000

RED
SQUIRREL
PROPERTY SHOP

York Avenue | East Cowes | PO32 6QY Offers In The Region Of

ATTENTION INVESTORS! This commercial unit is offered CHAIN FREE, located ideally in the town centre of East Cowes, walking distance to mainland & local travel links.

The property consists of a fully-modernised 1 bedroom flat to first & second floor and ground floor commercial unit with garden space backing onto the Red Funnel entry port.

The commercial unit is 48.08 square meters and is back to brick ready for new owner to make their own.

- !CHAIN FREE! • PERFECT FOR INVESTORS
- 1 BEDROOM APARTMENT • COMMERCIAL UNIT TO GROUND FLOOR
- CLOSE TO FERRY LINKS • TOWN CENTRE
- COMMERCIAL UNIT IS 48.08 • BALCONY
- SQM

Entrance Hall

Living Room
12'0" x 16'9" (3.66 x 5.11)

Kitchen
12'0" x 10'3" (3.66 x 3.12)

Bedroom
13'1" x 16'6" (3.99 x 5.03 (4.00 x 5.04))

Bathroom

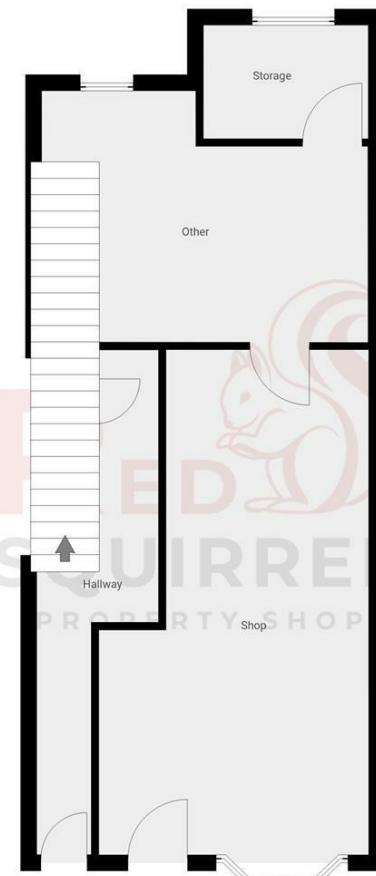
7'3" x 7'7" (2.21 x 2.31
(2.20 x 2.32))

Balcony

Commercial Unit
157'9"6'7" (48.082)

Commercial Unit

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSIOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			3
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **A**
EPC Rating **G**

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