

## Ventnor, Isle of Wight



- **Ideal investment or holiday home**
- **2 Bedrooms**
- **Close to town centre & beach**
- **Fantastic balcony**
- **Permit parking available**



## About the property

This stunning, modern apartment is located in the heart of the bustling Victorian, seaside town of Ventnor. The apartment is very light and elegant throughout, ready for the new owner to move straight in! Not only is the beach just on your doorstep, there are a number of cafes, bars and restaurants scattered around the town and esplanade for you to discover.

Being just seconds from the town centre, you'll find there are a number of transport links at your disposal, with local shuttle buses to neighbouring towns along with local buses to either the capital of the island or straight to the ferry links. Internally, the bright lounge is spacious and has a fantastic balcony with room for a small table and chairs so you're able to enjoy the sunshine later into the evening. The kitchen is fully equipped and ready for any budding chef to get stuck into with its modern finish. Two bedrooms and a shower room occupy the second floor, along with plenty of cupboard space.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
EPC - C  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Entrance Hall

### FIRST FLOOR

Landing

Lounge 13'8 x 12'7

Balcony

Kitchen 9'2 x 5'8

### SECOND FLOOR

Landing

Bedroom 1 10'8 x 9'9

Bedroom 2 11'9 x 6'3

Shower Room

### OUTSIDE

Permit Parking Available

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		