

Newport, Isle of Wight



- Bathroom & En-suite
- Allocated Parking
- Tenants in situ until end of July 2024
- Close to the town centre



About the property

This well presented, generously sized, top floor, modern apartment is offered for sale in ready to move into condition throughout.

Internally, the property comprises two bedrooms (one en-suite), family bathroom and the 'hub of the home,' an open plan, 15ft lounge/diner, as well as the 11ft kitchen, whilst the outside provides the always handy parking space, which is great when you come home laden with shopping bags.

There is also a brilliant balcony to sit out on and enjoy the sunshine, and is the ideal place to have your morning coffee before facing the day ahead.

A superb apartment in a very convenient setting that makes for a great, low maintenance, modern first home and an equally brilliant buy to let opportunity.

Local Authority - Isle of Wight Council

Council Tax Band - B

EPC - B

Tenure - Leasehold

Ground Rent - £451.26 p/a (£225.63 payable every 6 months)

Maintenance Charge - £1593.60 p/a (£132.80 payable every month)

Accommodation

GROUND FLOOR

Stairs to

SECOND FLOOR

Entrance Hall

Lounge/Diner 15'2 x 11'6

Balcony

Kitchen 11'4 x 5'10

Bathroom

Bedroom 1 11'5 x 11'4

En-suite Shower Room

Bedroom 2 11'5 x 7'9

OUTSIDE

Allocated Parking

Communal Gardens

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

www.landregistry.gov.uk

www.gov.uk/green-deal-energy-saving-measures

www.homeoffice.gov.uk

www.ukradon.org

www.fensa.org.uk

www.nesltd.co.uk

<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor

Trigg House

Monks Brook

St. Cross Business Park

Newport

Isle of Wight

PO30 5WB

Tel: 01983 525710

Email: sales@triggiov.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |