

£149,950 Leasehold

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 ensuite), 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@triggiow.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

triggiow.co.uk

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

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to rec heck the measurements bef ore committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buy ers should check the working condition of any applicances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.