

Newport, Isle of Wight



- **Spacious 1 Bedroom Home**
- **Split level arrangement**
- **Private rear garden**
- **Parking permit availability**
- **Chain free**



About the property

Big on space, superbly positioned and with no onward chain! This bright, light and airy maisonette in the heart of Newport, is well presented throughout and the easy option for anyone to simply move in and start living. Whether you are a first time buyer, buy to let investor or simply downsizing and wanting convenience, this home is a great choice.

Touching distance of the Newport High Street, this property is steps away from plenty of shops, cafes and restaurants. The island's main bus station can be found close by too, ensuring you can access the island in its entirety. Good walks including Little London Quay, the cycle track and Victoria Recreation Ground are around the corner.

With its own entrance, the main body of the property can be found on the first floor with well sized kitchen and lounge plus a modern bathroom, all of which have the recent addition of double glazing and is warmed by electric central heating. The property also benefits from a double bedroom plus a separate smaller room which can be utilised as either a study or dressing room.

Outside, the property offers a private courtyard style area to enjoy too!

Local Authority - Isle of Wight Council
Council Tax Band - A
Tenure - Leasehold (50% Share of Freehold)

Accommodation

GROUND FLOOR

Entrance Hall

FIRST FLOOR

Landing

Lounge 15'7 x 11'9

Kitchen 12'6 x 9'6

Utility 7'6 x 4'9

Bathroom

SECOND FLOOR

Landing

Bedroom 11'4 x 9'9

Study/Dressing/Storage Room

OUTSIDE

Courtyard style garden area

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>

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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

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			