



- **Ground Floor Flat**
- **2 Bedrooms**
- **Residents Parking**
- **Lounge and Separate Kitchen**
- **Ideal First Purchase or Buy to Let**



About the property

This bright and sunny, ground floor apartment offers spacious accommodation throughout, and is in 'ready to move into' condition.

The property should be an appealing choice for first time buyers, buy to let landlords, or for those of you downsizing to a modern and low maintenance home.

Situated within easy reach of the town centre, schools, supermarkets and shops, it is a convenient place to live for all the family.

Internally, the apartment comprises a 14ft lounge/diner, 11ft kitchen, bathroom and two generously sized bedrooms. Outside, there is residents parking and communal gardens.

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

Accommodation

GROUND FLOOR

Communal Entrance

Entrance Hall

Bedroom 1 11'10 x 10'11 (Fitted Wardrobe)

Bedroom 2 10'11 x 7'0

Shower Room

Lounge 14'8 x 10'

Kitchen 11'4 x 10'

OUTSIDE

Residents Parking

Communal Outside 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>

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			