

Newport, Isle of Wight



- **** SSTC PRIOR TO MARKETING ****
- **Ground Floor Flat**
- **2 Bedrooms**
- **Resident Parking**
- **Communal Grounds**



About the property

**** SSTC PRIOR TO MARKETING **** This charming 2-bedroom ground floor apartment offers a comfortable and convenient living space in a highly sought-after location. Situated just a stone's throw away from the vibrant town centre of Newport, the property is ideally placed for easy access to local amenities, shops, and transport links.

Inside, the apartment features two well-proportioned bedrooms, perfect for singles, couples, or small families. The separate kitchen is spacious and offers the potential for modern updates to suit your personal taste. The bright and airy living areas provide an ideal setting for relaxing and entertaining.

The apartment also benefits from a separate bathroom, ensuring both privacy and comfort for its residents. Outside, the property offers communal grounds, ideal for enjoying the outdoors, as well as dedicated residents parking for convenience.

With its prime location near the town centre, this property offers easy access to everything Newport has to offer, including schools, parks, and public transport, making it an ideal choice for those seeking both comfort and convenience.

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

Accommodation

GROUND FLOOR

Communal Entrance

Hallway

Kitchen 11'5 x 10'1

Lounge 14'8 x 10'

Bathroom

Bedroom 1 11'4 x 10'10

Bedroom 2 10'4 x 7'1

OUTSIDE

Communal Grounds

Residents Parking

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			72
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			