

## Newport, Isle of Wight



- 1 Bedroom Apartment
- Lift to all floors
- Super Convenient Location
- Over 55's Only
- Communal Areas



## About the property

Perfectly placed in the centre of Newport, close to the High Street with its plethora of shops, eateries and handy amenities on your doorstep. This property couldn't get any more convenient. Those that wish to access all the Island has to offer will also find excellent transport links with the Main island bus station just a short stroll away.

The property is opened via a secure entry phone system and each floor can be accessed through the lift to each floor. The communal areas are well manage with a site manager available for the majority of the day. The building offers a sociable lounge for all residents and a laundry room too.

The apartment itself is bright, light and neutrally decorated throughout with a well sized lounge/kitchen area with a southerly aspect. The bedroom is a good size double which is suitably complimented by a modern shower room. The property also benefits from plenty of storage.

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

## Accommodation

### GROUND FLOOR

Communal Entrance

Stairs or Lift to

### SECOND FLOOR

Entrance Hall

Lounge 16'5 x 9'4

Kitchen 8'5 x 7'4

Bedroom 13'6 x 9'8

Shower Room

Communal Lounge

Communal Utility Room

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://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**

**[triggiew.co.uk](http://triggiew.co.uk)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		