

## Newport, Isle of Wight



- **2 Bedroom Ground Floor Apartment**
- **Parking and Private Rear Garden**
- **Walking distance of Town and Carisbrooke Castle**
- **Ideal For a Downsizer or Buy to Let**
- **Chain Free**



## About the property

Ideally positioned between Newport and Carisbrooke on the Isle of Wight, this attractive two-bedroom ground floor apartment offers a wonderful blend of convenience, comfort, and lifestyle appeal. Set just a short, level walk from Newport High Street, the property provides easy access to a vibrant selection of shops, cafés, bars, and restaurants, making it perfectly suited for those who enjoy having amenities close at hand.

The apartment also benefits from its proximity to some of the area's most desirable outdoor spaces, including the ever-popular Victoria Recreation Ground and the historic Carisbrooke Castle—ideal for leisurely walks, weekend outings, and soaking up the local heritage.

Externally, the property offers residents' parking to the rear, along with the added advantage of a private courtyard garden. This low-maintenance outdoor space provides the perfect spot for morning coffee, alfresco dining, or simply unwinding in a quiet setting.

Internally, the accommodation is both well-proportioned and inviting. A standout feature is the spacious bay-fronted lounge, which is flooded with natural light and offers a comfortable yet stylish living space. There are two bedrooms, including a particularly generous master double, providing flexibility for guests, a home office, or additional storage. The property also boasts a separate kitchen and a separate bathroom, enhancing both practicality and day-to-day convenience.

Offered to the market chain-free, this property presents an excellent opportunity for a wide range of buyers. Whether you are seeking a charming island bolt-hole, a smart investment, or a well-located home to downsize into, this apartment ticks all the boxes. Its ground floor position further adds to its appeal, particularly for those looking for easy accessibility without compromising on space or location.

Early viewing is highly recommended to fully appreciate everything this superb apartment has to offer.

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

## 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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Accommodation

### GROUND FLOOR

Communal Entrance

Hallway

Lounge 14' x 11'8

Bedroom 1 13'6 x 9'8

Kitchen 9'2 x 8'1

Bathroom

Bedroom 2 9'7 x 9'2

### OUTSIDE

Private Courtyard Garden

Parking

## 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](http://triggio.co.uk)**