

£149,950 Leasehold

# Newport, Isle of Wight



- Bathroom & En-suite
- Allocated Parking
- Tenants in situ until end of July 2024
- Close to the town centre





### About the property

This well presented, generously sized, top floor, modern apartment is offered for sale in ready to move into condition throughout.

Internally, the property comprises two bedrooms (one ensuite), family bathroom and the 'hub of the home,' an open plan, 15ft lounge/diner, as well as the 11ft kitchen, whilst the outside provides the always handy parking space, which is great when you come home laden with shopping bags.

There is also a brilliant balcony to sit out on and enjoy the sunshine, and is the ideal place to have your morning coffee before facing the day ahead.

A superb apartment in a very convenient setting that makes for a great, low maintenance, modern first home and an equally brilliant buy to let opportunity.

Local Authority - Isle of Wight Council Council Tax Band - B EPC - B Tenure - Leasehold Ground Rent - £451.26 p/a (£225.63 payable every 6 months) Maintenance Charge - £1593.60 p/a (£132.80 payable every month)

#### Accommodation

GROUND FLOOR

Stairs to

SECOND FLOOR

**Entrance Hall** 

Lounge/Diner 15'2 x 11'6

Balcony

Kitchen 11'4 x 5'10

Bathroom

Bedroom 1 11'5 x 11'4

En-suite Shower Room

Bedroom 2 11'5 x 7'9

OUTSIDE

Allocated Parking

**Communal Gardens** 

# **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 o f our team on

01983 525710

### triggiow.co.uk

#### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) B (81-91) 82 C (69-80) (55-68) D) E (39-54) F (21 - 38)(1-20) G Not energy efficient - higher running costs

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