



**£235,000 Leasehold**

**Flat 1, Ardmore House, Hambrough Road, Ventnor, Isle of Wight, PO38 1SQ**



### 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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### Leasehold Information

Ground rent - Peppercorn  
Maintenance- 25% of All Communal Maintenance Costs  
Lease - Remainder of 999 Lease

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

### Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

- Ground floor
- Ideal holiday let/holiday home
- Sea views
- 2 Double bedrooms
- Private patio



Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



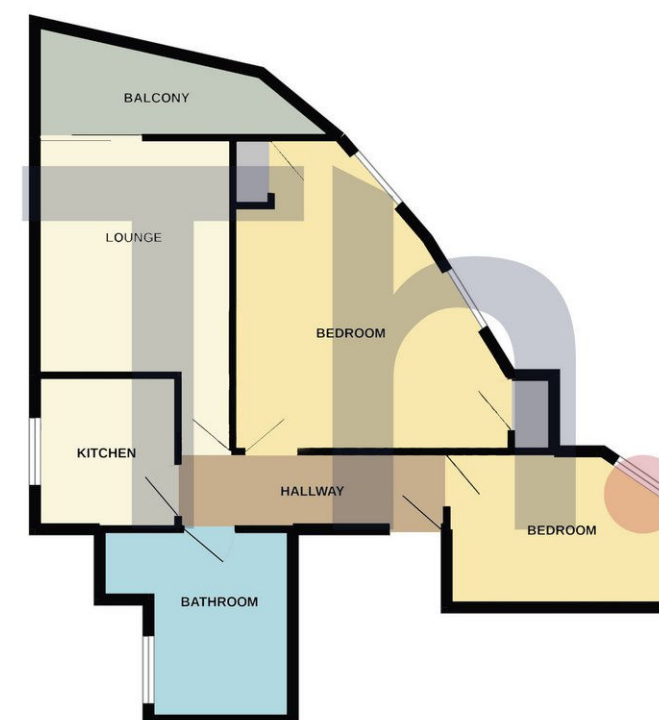
## Flat 1, Ardmore House, Hambrough Road, Ventnor, Isle of Wight, PO38 1SQ

A wonderful opportunity to purchase a beautifully designed Ventnor seafront apartment. This stunning ground floor property is a stone's throw from the beach, Spyglass Inn, the 5\* Smoking Lobster restaurant, and wonderful walks along the South West coastline.

Ventnor Esplanade is just on your doorstep it offers charm, character, and history. Popular in the Victorian era, the seafront area has retained much of its allure. The microclimate here means that Ventnor has been known to offer more days of sunshine than anywhere else in the UK combined with the town's renowned qualities for respiratory and air quality.

This ground floor apartment, overlooks Ventnor Beach and boasts far reaching sea views. It's located within short walking distance to the town centre, with all local amenities and with the beach so close this property would be an ideal holiday home/holiday let with great earning potential.

Internally, the property consists of a good-sized living room with a balcony and outside patio area and offers far reaching sea views. There's a further two double bedrooms, kitchen and bathroom. Other benefits include double glazing and a secure telephone entry system.



### Accommodation

#### Ground Floor

Hallway

Kitchen - 7'2 x 5'6

Lounge - 11'9 x 10'1

Bedroom 1 - 16'1 x 14'3

Bedroom 2 - 12 x 7'9

Bathroom

Outside

Patio area

