

## Newport, Isle of Wight



- 3 Bedroom period apartment
- 2 x Parking spaces available
- Stunning presentation
- Large communal grounds
- Chain Free



## About the property

Set in a stunning rural position, this wonderful 3 bedroom apartment is superbly kept, beautifully presented and offers a substantial level of space internally. The property is offered to the market chain free and ready to move into!

Surrounded by beautiful countryside, the property sits amongst rolling hills, fantastic walking and cycling opportunities, whilst being close to the village of Carisbrooke and the island's main town of Newport too. Gatcombe Manor Estate is a gated development, offering communal grounds including woodland and landscaped gardens. This particular apartment is part of the original estate, a Victorian building which occupies arguably the best position. The property has the potential to be offered with either one or two parking spaces.

Situated on the first floor, the apartments communal areas are immaculately kept and the apartment itself follows suit. High ceilings, period features and spacious living ensures this property offers the Victorian grandeur that you would hope for. There are three bedrooms, with a master bedroom with En-suite and dressing area. Otherwise the kitchen/diner is modern, bright and airy with a large lounge space too.

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

## Accommodation

### GROUND FLOOR

Communal Stairs

### FIRST FLOOR

Entrance Hall

Bedroom 1 13'8 10'6

En-suite & Dressing Area

Bedroom 2 13'7 x 9'1

Bedroom 3 11'4 x 9'4

Bathroom

Lounge 23'3 x 13'6

Kitchen/dining 19'3 x 9'3

### OUTSIDE

Communal Grounds

Allocated Parking x 2

## 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**

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

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