

## Ventnor, Isle of Wight



- 1 Bedroom
- Close to the seafront and town
- Ideal holiday let or holiday home
- Superbly presented throughout
- Open plan kitchen/lounge



## About the property

This beautiful apartment is located in the heart of the stunning Victorian seaside town of Ventnor. The modern property is very light and elegant throughout and boasts sea views looking across Ventnor Bay.

Not only is the beach literally on your doorstep, there are a number of cafes, bars and restaurants scattered around and plenty of beautiful coastal walks for you to discover. Being just seconds from the town centre, there are a number of links to either the capital of the Island or to the nearby town of Shanklin, where the train takes you straight to the ferry links.

The apartment has a generous sized bedroom, which is light and very well presented. An open plan kitchen/lounge area with a beautiful bay window over looking Ventnor bay. The property has been renovated to a brilliant standard, with high-quality fixtures and fittings throughout. The modern, well designed kitchen provides all your essential amenities and there's even room for a table overlooking the sea.

There's also an elegant bathroom, which provides the perfect place to relax, and indulge in the eye-catching tiling.

For either first purchase or potential investment for holiday let.

Local Authority - Isle of Wight Council  
Council Tax Band - TBC  
Tenure - Leasehold (979 years remaining)

## Accommodation

### GROUND FLOOR

Communal Entrance

Entrance Hall

Kitchen/Lounge 21' 3" x 11' 0"

Bedroom 10' 5" x 11' 0" max

Bathroom

### OUTSIDE

Access to rear for Bin Storage

## 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>	74	74	
(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>			