



£155,000 Leasehold

7 Trafalgar Lane, Newport, Isle Of Wight, PO30 1QA



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

Tel: 01983 525710
 Email: sales@triggiow.co.uk

Leasehold Information

Ground rent £25 p/a
 Maintenance £80 pcm
 years lease 156 years remaining

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- Two Bedroom Maisonette
- Recently Redecorated
- Allocated Off Road Parking
- Chain Free
- Ideally Placed For The Town Centre



Call 01983-525710 to view this home, or visit www.triggiow.co.uk for more details.



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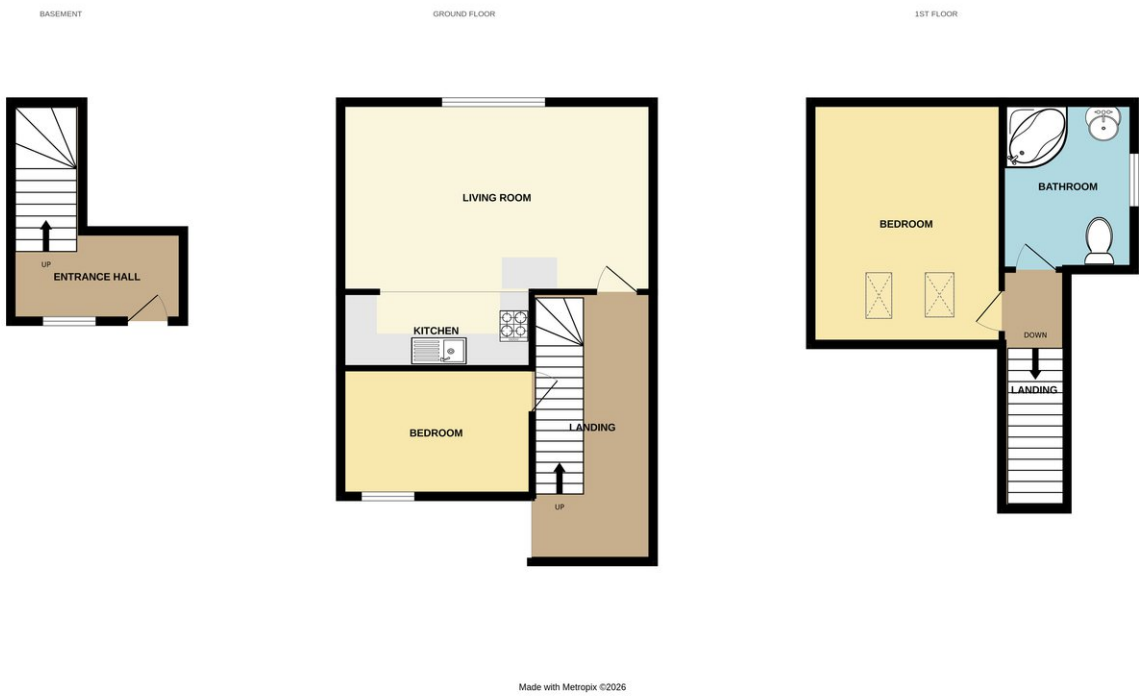
Situated in the heart of Newport, this spacious two-bedroom maisonette offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors seeking a conveniently located home with the added benefit of allocated off-road parking.

Beautifully presented throughout, the property has recently been redecorated and is arranged over two levels, creating a light and spacious feel. The accommodation comprises a generous open-plan kitchen, lounge and dining area, providing an ideal space for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms, complemented by a stylish modern bathroom.

Positioned just a short stroll from Newport High Street, the property is ideally placed for a wide range of shops, cafés, restaurants and everyday amenities. Excellent public transport links are close by, along with well-regarded schools and picturesque walks, including the popular Shide Cycle Track.

Offered to the market chain free, this superb maisonette combines generous living space, modern presentation and an incredibly convenient location, making it a fantastic choice for a variety of purchasers.

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



Accommodation

GROUND FLOOR

External Stairs to

FIRST FLOOR

Private Entrance

Hallway

Kitchen/Lounge/Dining Area 16'10 x 13'2

Bedroom 2 9'10 x 9'8

SECOND FLOOR

Bedroom 1 16'07 x 10'03

Bathroom

OUTSIDE

Private Roof Terrace

Communal Roof Terrace

Allocated Off Road Parking