

## Newport, Isle of Wight



- **1 Bedroom First Floor Apartment**
- **Allocated Parking**
- **Far Reaching Views**
- **Well Sized Lounge/Diner**
- **Quiet and Yet Convenient Location**



## About the property

Well presented, far reaching views and in a quiet, tucked away position. This well placed maisonette comes to the market offering the much sought after commodity of off road parking. Whether you are a first time buyer, looking to downsize or perhaps wanting to make the most of the buoyant rental market as a buy to let, this property is the ideal choice to do so.

Within a short stroll, this property puts you amongst the shops, bars and cafes of Newport High Street, the Marks and Spencer store is even closer and you will also find some excellent walks close by too, including that of the Shide Cycle track.

Internally, the property offers bright, light and airy accommodation. There is a separate kitchen and lounge/diner, plus a well sized double bedroom. All of this is complimented by a modern bathroom. The outside space offers communal drying areas and parking plus an additional allocated area for this home.

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

## Accommodation

### GROUND FLOOR

External Stairs to

### FIRST FLOOR

Entrance Hall

Lounge/Dining Room 19'7 x 10'10

Kitchen 6'8 x 6'7

Bedroom 9'6 x 8'9

Bathroom

### OUTSIDE

Allocated Parking

Communal Drying Area

## 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

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

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		