

## Newport, Isle of Wight



- **Stylish & Spacious Two-Bedroom Apartment**
- **Prime Newport Location**
- **Light, Bright, & Generously Proportioned Throughout**
- **Master En-Suite & Bathroom**
- **Newly Fitted Modern Kitchen & Bathrooms**



## About the property

Stylish & Spacious Two-Bedroom Apartment in a Prime Newport Location

Welcome to this beautifully presented two-bedroom apartment, perfectly positioned in one of Newport's most sought-after locations. Just a short stroll from Sainsbury's, the High Street, Medina Quay, Seaclose Park, and Victoria Recreation Ground, this property offers the best of town living with green spaces and riverside walks on your doorstep.

Inside, the apartment is light, bright, and generously proportioned throughout. It features two double bedrooms, including a master with newly fitted en-suite, a spacious lounge/diner, and a newly fitted modern kitchen finished to a high standard – ideal for entertaining or simply relaxing in style.

Additional benefits include allocated parking, secure entry, and excellent access to local amenities and transport links.

Whether you're a first-time buyer, downsizer, or buy-to-let investor, this apartment offers superb value and an unbeatable lifestyle location.

A must-see – book your viewing today!

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

## Accommodation

### GROUND FLOOR

Communal Entrance

Stairs to

### SECOND FLOOR

Entrance Hall

Lounge Diner 18' x 13'1

Kitchen 12' x 8'7

Bedroom 1 15'3 max x 11' En- suite Shower

Bedroom 2 11'5 x 9'2

Bathroom

### OUTSIDE

Parking

Bike Store

## 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**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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		