

£117,950 Leasehold

Mountain Ash, Newnham Road, Binstead, Isle of Wight, PO33 3ES



- **2 bedrooms**
- **Chain free**
- **20ft lounge/diner**
- **Residents parking**
- **Communal gardens**



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

About the property

A modern and spacious ground floor apartment within a lovely building that was built to a high standard in 2008. Benefitting from residents parking and communal gardens. There are two generously sized bedrooms, an excellent 20ft lounge, 10ft kitchen and bathroom.

The apartment is within easy reach of Ryde's bustling town centre offering excellent shopping facilities, bus routes and links to the mainland including the Hovercraft, Fast Cat and car ferry. The Tesco superstore is also within a short drive away. A great first home, holiday home or investment opportunity for any buy to let landlords.

Accommodation

GROUND FLOOR

Entrance hall

Kitchen 10'11 x 8'8

Lounge/diner 20'6 x 12'6

Bathroom

Bedroom 1 13'6 x 6'7

Bedroom 2 11'2 x 11'1

OUTSIDE

Residents parking

Communal gardens

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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Leasehold Information

Ground rent £150 per annum
Maintenance TBC
Years lease 125

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC