

Lake, Sandown, Isle of Wight



- **Ground Floor**
- **1 Bedroom**
- **Allocated Parking**
- **Close to the Beach and Train Station**
- **Ideal First Purchase**



About the property

This well-presented 1-bedroom ground floor flat is situated in a purpose-built block in the charming coastal town of Sandown. Ideally located, the property is just a short distance from the beach and train station, offering easy access to local amenities and transportation links.

Inside, the flat boasts a spacious lounge and kitchen, perfect for modern living and entertaining. The lounge opens onto a private balcony, providing a lovely outdoor space to relax. The bedroom is a good size, offering comfortable accommodation.

Additional benefits include an allocated parking space, ensuring convenient off-road parking. This property is an ideal choice for anyone looking for a low-maintenance home in a desirable location near the beach and transport links.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Room 16'4 x 11'10

Balcony

Kitchen 8'2 x 6'11

Bedroom 1 11'4 x 9'10

Bedroom 2 12'3 x 8'0

Shower Room

OUTSIDE

Communal Garden

Allocated Parking

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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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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		