

## Ventnor, Isle of Wight



- **2 bedroom modern Apartment**
- **Allocated parking**
- **Bright, light and airy throughout**
- **Secure entry phone system**
- **Chain free**



## About the property

A Wonderfully light, modern and airy apartment in the centre of Ventnor, this two bedroom home comes to the market with the much desired commodity of off road parking plus there is no onward chain!

Currently utilised as a successful buy to let investment, the property would also make for the ideal first purchase, second home or perhaps anyone downsizing and looking to capitilise on the convenience of the location.

Within a short stroll, you will find yourself amongst the shops, cafes and restaurants that the charming Ventnor has to offer whilst also offering plenty of day to day amenities too. The walk down to the coast is only a little further on with a wonderful esplanade, cascade and beach.

The property benefits from both allocated parking from the front and is accessed via a secure entry phone system plus a well maintained communal hallway. The apartment is situated on the first floor with the provision of two bedrooms and a family bathroom plus an open plan kitchen/lounge space too.

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

## Accommodation

Communal Entrance

Stairs to

Entrance hall

Open Plan Living space 17 x 12.4

Bedroom 1 10.2 x 9.5

Bedroom 2 8.5 x 7.4

Bathroom

OUTSIDE

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](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**

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

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (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>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |