

## Newport, Isle of Wight



- **1 Bedroom ground floor maisonette**
- **Convenient location**
- **Ideal first purchase or buy to let investment**
- **Open plan living/kitchen space**



## About the property

Set in the heart of Newport, the Island's capital town. This one bedroom, ground floor maisonette comes to the market chain free, recently decorated with a modern kitchen. It's the ideal option for anyone looking for a low maintenance.

Shops, cafes and eateries can be found within a short stroll, the main bus station for the island can also be found in Newport which is a perfect way to explore the rest of the Isle of Wight. The Victoria recreation ground is just around the corner and further on is the Carisbrooke Castle, great for keeping busy on the weekend.

A tucked away position, the property benefits from its own front door with no communal area. Internally, the space is modern and well presented. The open plan kitchen/diner is accompanied by a bathroom and double bedroom. The property also benefits from a good length lease as well.

Council Tax Band A

Ground Rent £50 p/a

Maintenance Charge N/A

132 Years remaining on the lease

## Accommodation

### GROUND FLOOR

Entrance

Lounge/Kitchen 14'6 x 10'6

Bedroom 1 10'3 x 10'2

Bathroom

## 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		