



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

Ground Floor, Trigg House
 Monks Brook
 St Cross Business Park
 Newport
 Isle Of Wight
 PO36 5WR

Length of lease: 999 Years
 Ground rent: TBC
 Maintenance charge: TBC

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Book a viewing

There is no substitute to seeing the real thing!
To arrange a viewing contact one of our team on

01983 525710

triggow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Offers Over £100,000
Leasehold - Share of
Freehold

Flat 1, 59 Newport Road, Lake, Sandown, Isle of Wight, PO36 9LP



- 2 Bedroom ground floor maisonette
- Residents parking
- Buy to let investment
- Convenient location
- Chain Free



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



AGENT'S COMMENTS

A well sized ground floor maisonette, perfect for a buy to let investment, offered to the market Chain Free.

Set in the village of Lake, close to the coastal path linking the seaside towns of both Sandown and Shanklin, this 2 bedroom home is well placed and offer great convenience. Lake offers all of your localised amenities from the handy Tesco Express to the Morrisons Superstore or the local takeaway to the neighbourhood pub.

With residents parking and well-kept communal grounds, the property is sat off the road and provides a tucked away feel. The maisonette is well sized throughout with good size rooms and both a sperate kitchen and lounge. There are two double bedrooms and a family bathroom.

Council Tax Band B



GROUND FLOOR



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 12' x 11'7

Bedroom 2 12'1 x 12'

Lounge 16'1 x 12'

Bedroom 1 13'1 x 12'

Bathroom

OUTSIDE

Off Road Parking

Communal Grounds