

## Newport, Isle of Wight



- **2 Double Bedrooms**
- **Allocated parking**
- **Well presented and spacious**
- **Modern and energy efficient**
- **Ideal first purchase**



## About the property

A super-modern, well sized and conveniently placed apartment in the heart of Newport, this 2 bedroom property sits in St George's Gate development and offers allocated parking, plus space for visitors too.

Ideal for those looking for a low maintenance option, whether first time buyers, buy to let investors or simply wanting a space that is efficient to run and can be an easy lock up and leave. Its proximity to the shops of Newport High Street, public transport links, Asda Superstore also ensure that all your daily amenities are on the doorstep.

Entry is via a secure entry phone system and the communal areas have been well kept and managed. The property itself can be found on the first floor and as soon as you enter, you are welcomed by bright, light and airy accommodation. There are two double bedrooms complimented by a family bathroom, whilst the living space is open plan with a wonderful kitchen space.

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

## Accommodation

### GROUND FLOOR

Communal Entrance

Stairs to

### FIRST FLOOR

Entrance Hall

Lounge/Kitchen 21'6 x 13'4

Bedroom 1 16' x 11'5

Bedroom 2 16' x 8'7

Bathroom

### OUTSIDE

Access to Bike Store & Bin Store

Off Road 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>	83	83
(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>		