

## Gatcombe, Newport, Isle of Wight



- **2 Bedroom Ground Floor Apartment**
- **Allocated Parking**
- **Private Patio Area**
- **Plenty of Space & Character with Modern Fixtures and Fittings**



## About the property

A stunning 2 Bedroom Ground Floor Apartment with beautiful rural views and bags of character, whilst being finished to an exceptionally high standard.

Gatcombe Manor, situated on the outskirts of Newport & Carisbrooke, provides rural living with the benefits of a short drive into both the charming Carisbrooke Village and the islands' principal town of Newport in a matter of minutes. Newport offers a bustling high street with plenty of shops, cafes and restaurants, whilst also providing all your daily needs, with several supermarkets, good transport links and more.

Offered with allocated parking, the apartment is situated on the ground floor of the building, which then provides access onto a large private patio area with an outlook onto the surrounding grounds and parkland. Internally the space combines modern 21st Century living with the charm and character of an older property. There are two double bedrooms with an en-suite to the master and separate family bathroom too. High ceilings, large windows and an open plan living space ensures that the light pours through the property.

A gated residence, the development is surrounded by approximately 20 acres of parkland which boasts an array of wildlife and natural beauty, from Red squirrels to an abundance of flora and fauna, plus varying types of birds too.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner 17'2 x 15'7

Kitchen 19' x 10'3

Bedroom 2 9'9 x 9'3

Master Bedroom 15'5 x 13'

Dressing Area

En-suite Shower Room

Bathroom

### OUTSIDE

Private Patio Area

Allocated Parking

Communal Gardens Extending to 20 Acres of Parkland

## 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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiew.co.uk](mailto:sales@triggiew.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggiew.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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