

## Newport, Isle of Wight



- **1 Bedroom First Floor Maisonette**
- **Allocated Parking Space**
- **Walking Distance to Newport Town Centre**
- **Opposite Cycle Route – Ideal for Commuters and Leisure Cyclists**
- **Private Entrance**



## About the property

This well-presented 1-bedroom first floor maisonette is ideally located just a short walk from Newport town centre, offering convenience and comfort in equal measure. With its own private entrance, this home provides a sense of independence and is perfect for first-time buyers, investors, or those looking to downsize.

The accommodation comprises a bright open-plan kitchen and lounge, a well-proportioned double bedroom, and a modern bathroom. The layout is practical and easy to maintain, making it an ideal low-maintenance home or investment opportunity.

Externally, the property benefits from allocated parking, a sought-after feature in this central location. Positioned directly opposite a popular cycle route, it's perfect for cyclists or anyone who enjoys outdoor leisure, with excellent access around the Island.

With everything Newport has to offer just a short walk away — including shops, restaurants, and transport links — this property combines quiet residential living with town centre convenience. A must-see for those looking to enjoy life at the heart of the Isle of Wight.

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

## Accommodation

### GROUND FLOOR

Stairs to

### FIRST FLOOR

Entrance Hall/ Landing

Lounge/ Kitchen 11' x 18'10"

Bedroom 9'11" x 9'5"

Bathroom

### OUTSIDE

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

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

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.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**

**[triggio.co.uk](http://triggio.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	80
(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		