



**Offers In Excess Of £100,000**

25 Brickfield Close, Newport, Isle of Wight, PO30 5GF



Well positioned in a traffic free location is this spacious first floor apartment which is an ideal first time buy. The property boasts allocated parking and is offered chain free. The property has recently been let and would make an ideal investment purchase.

The accommodation comprises entrance hall with storage, lounge which is open to the kitchen which has a good range of fitted units, double bedroom and shower room with double cubicle. Additional features include double glazing, gas central heating and allocated parking located at the rear of the property.

The home is a 10 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

To arrange an internal viewing of this fabulous home please call The Wright Estate Agency on 01983 281010

Hallway

Lounge / Kitchen

17'1" x 11'5"

Shower Room

6'1" x 4'9"

Bedroom

11'8" x 8'7"

Outside

To the rear of the property is the allocated parking space. There is also a communal green area to the front.

Council Tax

Band A

Additional Information

Lease - 138 Years

Ground Rent - £381.06

Service Charge - £1224.88

The property benefits from a phone entry system.

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes


Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 366 sq.ft. (34.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU  
Phone: 01983 281010  
Email: eastcowes@wright-iw.co.uk

**wright**  
estate agency