



£140,000

13 Providence House, Pyle Street, Newport, Isle of Wight, PO30 1JA





This spacious third floor penthouse apartment is located within a popular location and boasts two balconies with lovely views over Newport town. The accommodation comprises a welcoming hallway, large lounge which is open to the kitchen, two double bedrooms and bathroom. Cash Buyers Only

The home is positioned within the heart of Newport town centre 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

25'4" x 18'0"

Bedroom 1

17'5" x 10'4"

Bedroom 2

10'9" x 8'0"

Bathroom

7'1" x 5'6"

Outside

The property has two balconies, one from the lounge and one from the main bedroom. The balconies have views over Newport town.

Council Tax

Band C

Services

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

Agents 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.


Additional Information

Remaining Lease - 102 years

Maintenance Charges - £1607.00 per annum

Ground Rent - £100 per annum



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.

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