



MARVINS
ESTATE AGENTS



WESTMONT HOUSE 82 CARISBROOKE ROAD, CARISBROOKE, PO30 1BY
ASKING PRICE £120,000

A great opportunity to purchase a super 2nd floor apartment in the sought after Westmont complex, situated on Carisbrooke Road Mall and therefore within an easy level walk to the town centre. The apartment is arranged in a contemporary style and includes a well-appointed Kitchen along with a Lounge with a small balcony off of which to enjoy the town views.

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WESTMONT HOUSE 82 CARISBROOKE ROAD, CARISBROOKE, ISLE OF WIGHT PO30

Communal Entrance. Stairs to 2nd floor.

RECEPTION HALL

Cupboard housing boiler. Entry phone. Radiator.

BATHROOM

White suite comprising bath with shower over, W.C., pedestal hand basin and heated towel rail.

KITCHEN

9'5" x max x 8'11" max (2.891 x max x 2.726 max)
Attractive contemporary style including a range wall and base units. Built in oven and gas hob. Radiator.

BEDROOM

9'5" max x 12'3" max (2.891 max x 3.753 max)
Radiator.

LOUNGE

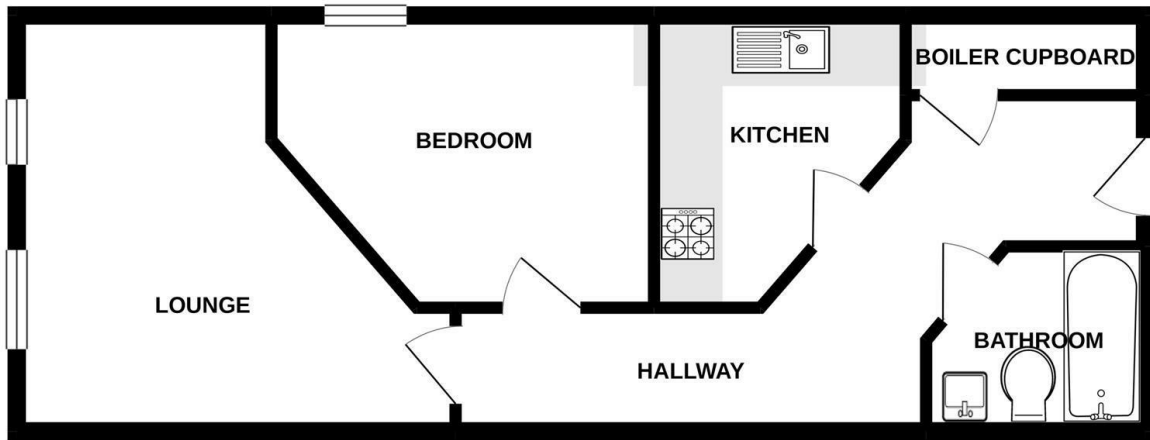
13'4" max x 14'0" max (4.074 max x 4.289 max)
Rear aspect with double doors to small balcony. Super views over Newport. Radiator.

TENURE

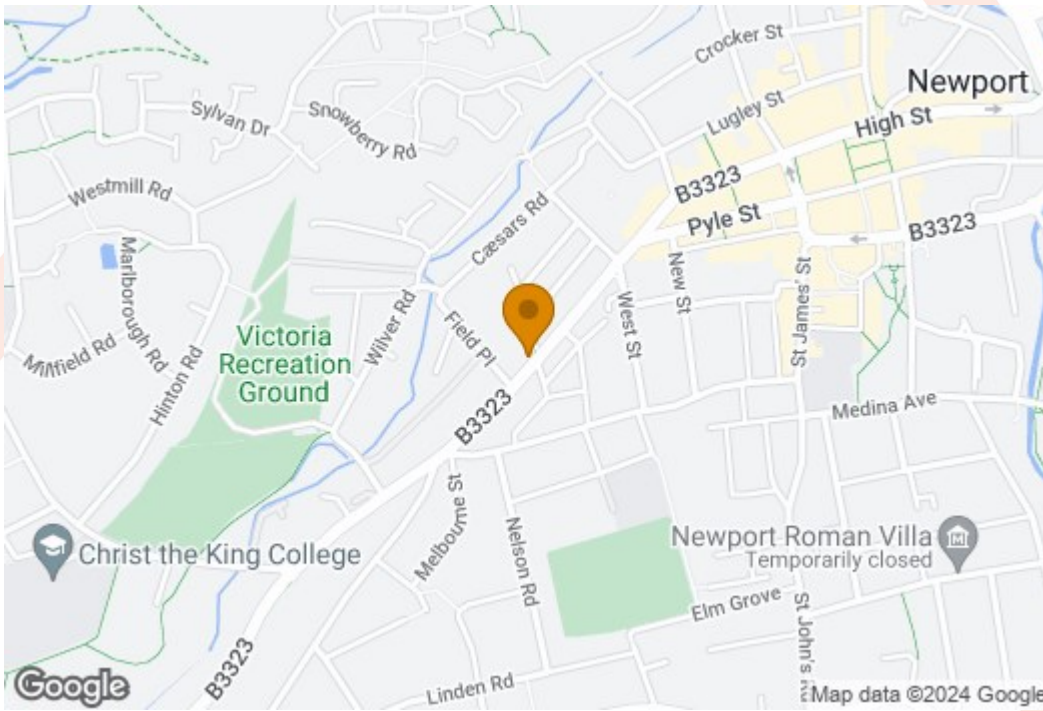
Balance of 999 year lease from 1 June 2006. Service charge £68.00 per calendar month.
Council Tax Band A



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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