



**MARVINS**  
ESTATE AGENTS



**58A PYLE STREET, NEWPORT, PO30 1UL**

**£115,000**

A super opportunity to purchase a quietly situated, spacious first floor apartment in the town centre and therefore at hand for all local amenities.

The apartment comprises one bedroom and features in particular a large modern living space which includes the Kitchen area.

A perfect investment opportunity or perhaps a First Time Buy. Hurry to view. This property will be available chain free.

**COWES OFFICE**

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### ENTRANCE HALL

Entrance on the ground floor. Stairs to first floor. Private front door to entrance hall. Entry phone system. Electric heater. Built in cupboard.

### LIVING AREA INC KITCHEN

17'10" x 15'4" (5.44m x 4.67m)

A super bright living area encompassing the Kitchen area. A side aspect via a large window offers much natural light. The Kitchen is a range of light coloured units along with a built in electric oven and separate hob. Recessed ceiling lights.



### BEDROOM

11'2" x 10'4" (3.40m x 3.15m)

Electric heater. Skylight window. Recessed ceiling lights.

### BATHROOM

Comprising a white suite including panelled bath, pedestal hand basin and WC. Airing cupboard.

### TENURE

Council Tax Band A

This property is Leasehold. Under-lease dated 2014 with a lifespan of 125 years from the 2008 head-lease date. Currently 110 years remaining on under-lease.

Ground Rent £25 per annum

20% of building insurance, Approx £175 for year end 2023.

No Building management fee, but any fees needed split on a pro\_rata basis between the two flats and the shop. Wight fire alarm costs approx £60 PA.

**PARKING:** Residents are eligible for a parking permit in the St. Chapel car park.

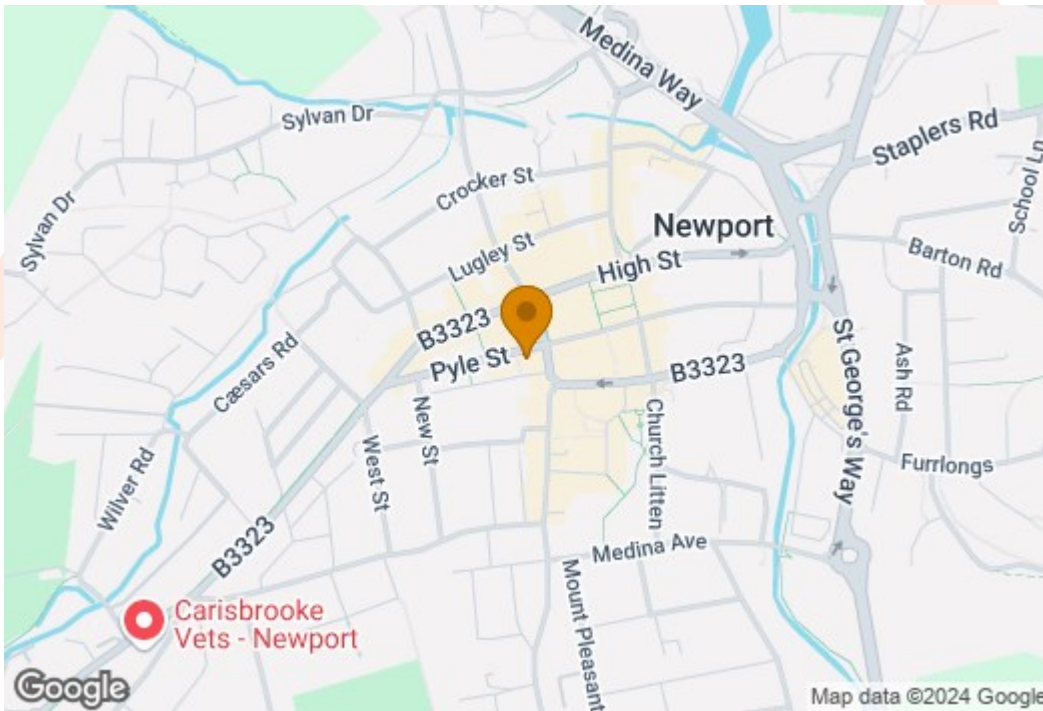




GROUND FLOOR



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>			
(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			
		58	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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