



**MARVINS**  
ESTATE AGENTS



## 68 SNOWBERRY ROAD, NEWPORT, PO30 5GN

**ASKING PRICE £150,000**

A super first floor apartment situated in Bembridge House, a complex on a popular residential estate close to the town centre as well as local schools. The apartment has a contemporary feel, is light, airy and spacious. Features include an open plan Lounge and Dining area, two bedrooms of which the master enjoys an en-suite shower room. All-important parking is included within the complex and there is a security entrance phone system.

The property will suit a variety of purchasers including investors of which this property is currently to a six month tenancy which commenced at the beginning of May 2024. Available with no onward chain, this apartment is a must-see.

### COWES OFFICE

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## 68 SNOWBERRY ROAD, NEWPORT, ISLE OF WIGHT PO30 5GN

Main entrance is situated to the rear of the complex just by the parking area. Entry security phone and stairs to first floor off.

Entrance door to Reception Hall with two cupboards.

### KITCHEN

8'6" x 12' (2.59m x 3.66m)

With a range of light coloured wall and floor units. Plumbing for washing machine. Built in oven, hob and extractor hood. Sink unit. Rear aspect.

### LIVING ROOM

18' x 13' (irregular shape) (5.49m x 3.96m (irregular shape))

Two radiators. Double aspect. A light room incorporating the lounge and dining area.

### BEDROOM ONE

10'10" x 10'7" (3.30m x 3.23m)

Radiator.

### EN-SUITE OFF

Including shower cubicle, WC and pedestal hand basin.

### BEDROOM TWO

9'4" x 9'1" (2.84m x 2.77m)

Radiator. Side aspect. Cupboard.

### BATHROOM

Comprising a white suite including pedestal hand basin and WC.

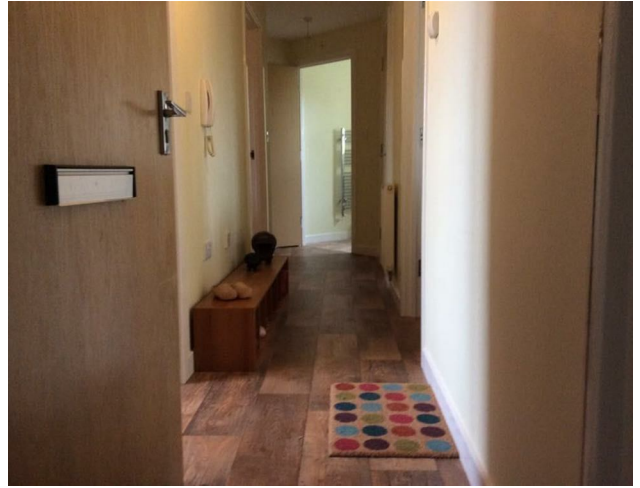
### OUTSIDE

Allocated car park space. Communal bin area and bike storage.

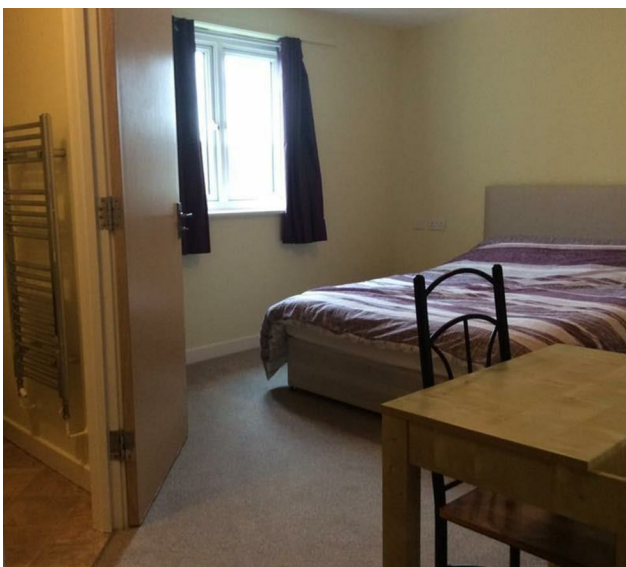
### TENURE

This property is Leasehold from 2007 with 139 years remaining on the lease. Ground Rent per year £452.00. Maintenance charge approx £1271.00 per annum.

Council Tax Band B



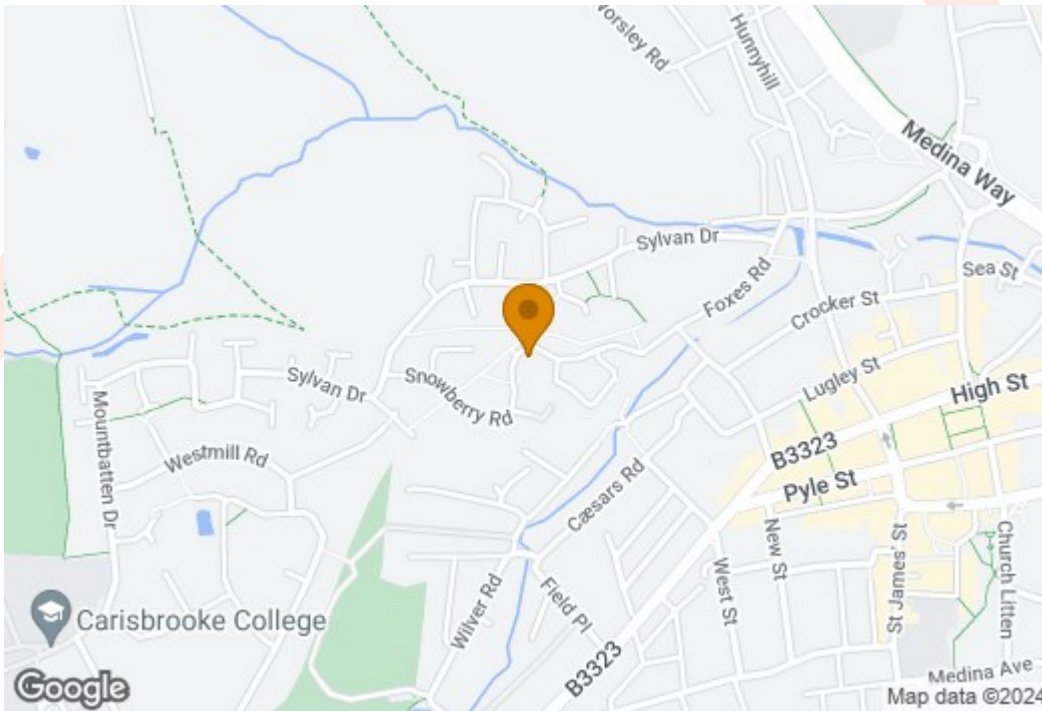




GROUND FLOOR



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>	<b>82</b>	<b>82</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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