



**MARVINS**  
ESTATE AGENTS



## **ALVESTON MEWS 132 PYLE STREET, NEWPORT, PO30 1AG**

**ASKING PRICE £89,500**

A super opportunity to purchase a modern Studio Apartment ideal as a first time buy or an investment (there is a tenant currently in-situ). Alveston Mews is located in a quiet Pyle Street within easy distance of the town centre as well as the Cinema complex. The Apartment comprises a good size living space/Bedroom with balcony off along with a well equipped Kitchen. The property is presented in good cosmetic order. Hurry to view in order to not miss out on this opportunity.

### **COWES OFFICE**

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## ALVESTON MEWS 132 PYLE STREET, NEWPORT, ISLE OF WIGHT PO30 1AG

### ENTRANCE HALL

Phone entry system. Radiator.

### LIVING ROOM/BEDROOM

15'1" x 14'1" (4.60m x 4.29m)

Built in wardrobe with pull down double bed. Double glazed windows to side and rear aspect. Double glazed sliding doors to balcony. Electric radiator.

### BATHROOM

Electric shower, sink and WC. Heated towel rail.

### STORAGE CUPBOARD

### KITCHEN

5'11" x 7'3" (1.80m x 2.21m)

Modern fitted Kitchen with electric hob and oven. Cupboards.

### OUTSIDE BALCONY

To the rear.

### TENURE

This property is Leasehold

Balance of a 125 year lease from 1/4/2008

Ground Rent £75.00 per annum

Service charge £47.00 per month

Council Tax Band A

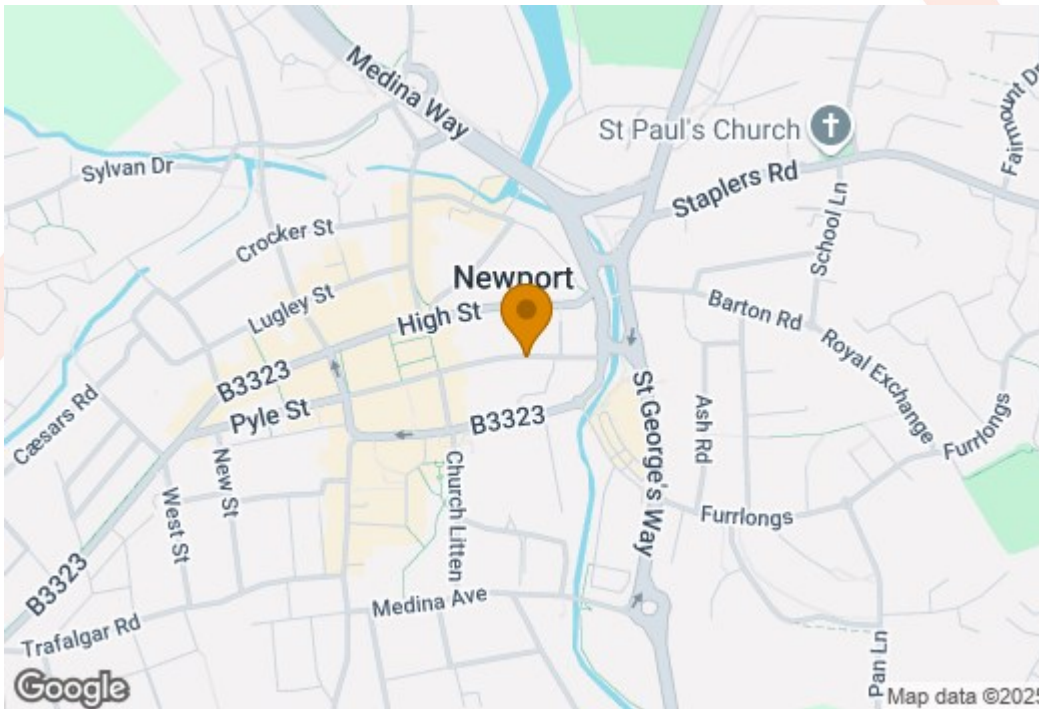




GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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