

## Newport, Isle of Wight



- Chain Free
- 2 Bedrooms
- Bathroom & En-suite
- Parking & Balcony
- Close To Town Centre



## About the property

This well-presented two-bedroom first floor flat offers modern, low-maintenance living in a highly convenient location, just a short walk from Newport town centre.

The property features a bright and spacious open-plan kitchen and lounge area, creating an ideal space for both relaxing and entertaining. The kitchen is well laid out with ample storage and workspace, seamlessly flowing into the living area.

There are two good-sized bedrooms, including a master bedroom benefitting from its own en suite shower room. A separate family bathroom serves the second bedroom and guests.

Further benefits include allocated parking, providing added convenience, and the property is offered chain free, making it an excellent opportunity for first-time buyers, investors, or those looking for a hassle-free move.

Situated within easy walking distance of Newport's shops, restaurants, and transport links, this property combines comfort with a prime location.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Leasehold

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge/Diner 15'2 x 11'6

Kitchen 11'4 x 5'10

Bathroom

Bedroom 1 11'5 x 11'4

En-suite Shower Room

Bedroom 2 11'5 x 7'9

### OUTSIDE

Allocated parking

Balcony

Communal Grounds

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(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>		
<i>Not energy efficient - higher running costs</i>		