

## Newport, Isle of Wight



- 1 Bedroom Apartment
- Top Floor
- Convenient location
- Option with tenant in situ



## About the property

Set in the heart of Newport, this well sized top floor apartment is offered to the market in good condition with the option for a purchase with a tenant in situ. Ideally placed for convenient living, the property sits touching distance of all your daily amenities.

Newport High Street, located just around the corner offers plenty of shops, cafes and eateries. There is the island's main bus station, which provides regular services to show you what else the island has to offer. Close by is the Victoria Recreation Ground, Medina Quay and Seaclose playing fields to name but a few outdoor possibilities.

A characterful building, the property is accessed by a communal space which is both well lit and maintained. The apartment itself is well sized with a lounge/diner and separate kitchen to form the living space, while the double bedroom is well catered for by a modern bathroom.

Permit parking options are available from the IW council.

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

## Accommodation

### GROUND FLOOR

Communal Stairs to

### SECOND FLOOR

Entrance Stairs

### THIRD FLOOR

Landing

Lounge 12'8 x 11'0

Kitchen 8'4 x 7'3

Bedroom 12'0 x 10'2

Bathroom

## 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**

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

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>	60	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		