



**Offers In Excess Of £150,000**

Apartment 2, 37 Brickfield Close, Newport, Isle of Wight, PO30 5GF





Welcome to this immaculate ground floor apartment located in the desirable area of Brickfield Close, Newport. This charming property boasts two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for first-time buyers or savvy investors looking to expand their portfolio.

As you enter the apartment via the secure telephone entry system, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The layout is thoughtfully designed to maximise space and light, ensuring a comfortable living experience throughout. The modern kitchen has a good range of units and separate from the lounge.

The property also features allocated parking for one vehicle, providing convenience and ease for residents. Its prime location is particularly appealing, as it is situated close to schools catering to all ages, making it an excellent choice for small families.

This ground floor apartment is not only immaculate but also spacious, allowing for a variety of furnishing options to suit your personal style. With its combination of modern amenities and a welcoming environment, this apartment is a fantastic opportunity for anyone looking to settle in Newport.

Do not miss the chance to view this delightful property, which promises both comfort and convenience in a sought-after location.

The home is a five minute walk from the town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. Venture a little further to find the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages.



#### Hallway

Lounge/ Diner 12'9" x 11'1"

Kitchen 8'10" x 7'10"

Bedroom 1 10'9" x 10'5"

En-Suite 8'10" x 2'3"

Bedroom 2 11'1" x 8'10"

Bathroom 8'2" x 5'6"

#### Outside

This lovely apartment has the added benefit of a small patio area with access from the lounge.

#### Parking

The property has one allocated parking space located at the rear of the property..

#### Tenure

Leasehold - 134 Years Remaining

#### Council Tax

Band B

#### Additional Information

Lease remaining 134 years

Ground Rent - £250 per annum

Service Charges - £1640 per annum

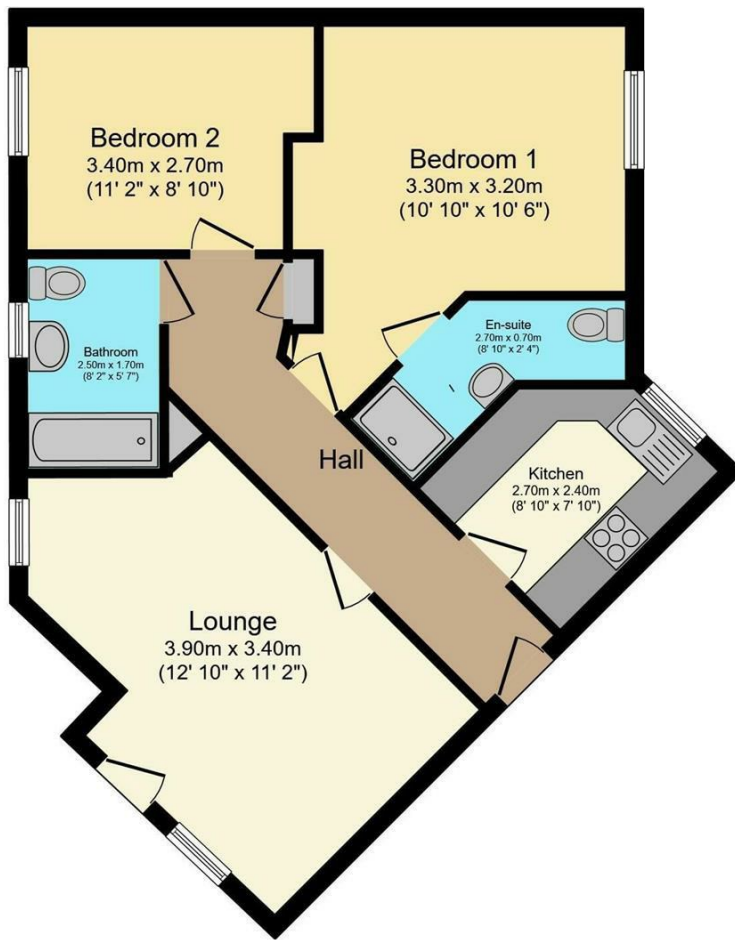
#### Services

Mains water, drainage, gas and electric

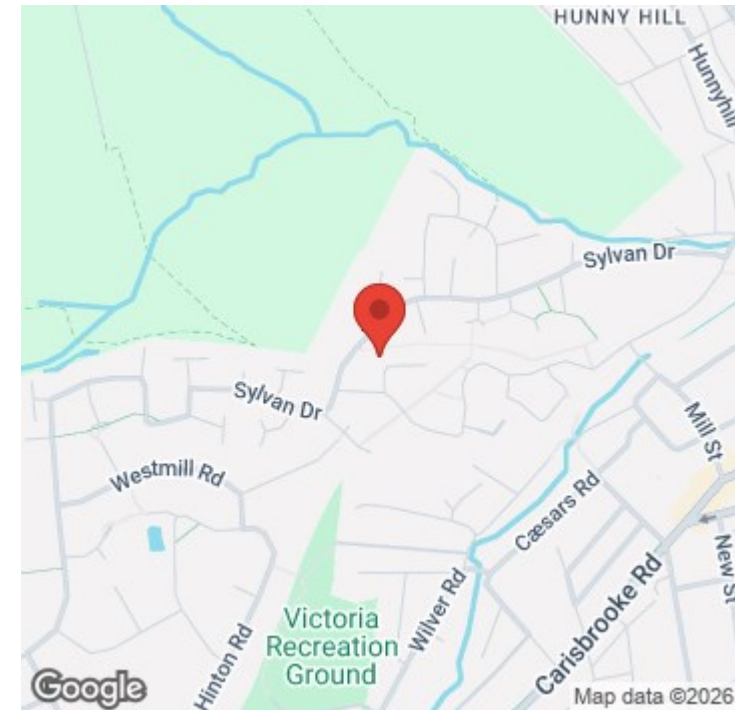
#### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





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>	<b>74</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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