eastcowes@wright-iw.co.uk

wright
estate agency

Offers Over £80,000

Flat 2 Falcon House Castle Road, Newport, Isle Of Wight, PO30 1DT

This Grade Two listed, one bedroom apartment is situated in a sought after location, on the edge of town and ideally close to a number of facilities and amenities. Offered chain free this apartment would make an ideal first home or buy to let investment.

The accommodation offers good sized rooms and comprises hallway with storage, sitting room and kitchen. A good size bedroom and shower room complete the accommodation. The property also benefits from gas central heating and off road parking for 1 car.

This home is set in an ideal situation that is convenient for the local schools, churches and of course Newport town offering many supermarkets, shops and facilities. The multi-screen cinema is on the edge of town with many eateries around offering a range of foods from simple to exotic. The town also has the Isle of Wight College, Medina and the Apollo Theatres and a good range of entertainment both during the day and evening.

Kitchen	7'10" x 6'3"
Lounge	12'4" x 11'7"
Hallway	
Shower Room	8'9" x 4'3"
Bedroom 1	12'2" x 7'7"

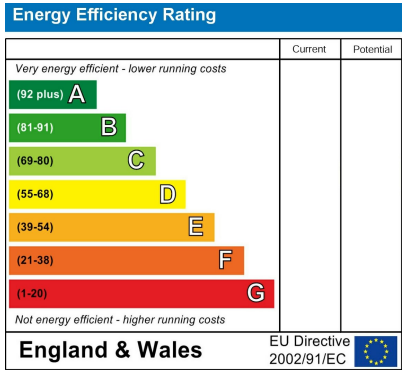
Outside
To the rear of the property there is 1 off road parking space.

Additional Information
Lease - 189 years from 1985 with a remainder of 140 years
Maintenance Charge - £778.00 for block Charge and £61.20 for Car Park Charge
Ground Rent - £105 per annum

Council Tax
Band A

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Note
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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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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