



**£167,500**

Flat 3, Bedford Lodge Laundry Lane, Newport, Isle of Wight, PO30 1RU









Set in the tranquil setting of Laundry Lane, Newport, this delightful first-floor maisonette presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a generous layout, featuring a spacious reception room that invites natural light, creating a warm and welcoming atmosphere, separate kitchen and utility room. This lovely apartment spans the entire first floor of this beautiful building.

With two well-proportioned double bedrooms, this flat offers ample space for comfortable living. The bathroom is conveniently located, ensuring practicality for everyday use. The property also benefits from driveway parking, accommodating up to two vehicles, which is a rare find in such a desirable area.

One of the standout features of this flat is its proximity to local amenities. It is within walking distance to the town centre, schools, and recreational grounds, making it an ideal choice for families and those who enjoy an active lifestyle. The quiet location further enhances the appeal, providing a peaceful retreat from the hustle and bustle of daily life.

In summary, this spacious flat on Laundry Lane is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its excellent location, generous living space, and practical amenities, it is sure to attract considerable interest. Do not miss the chance to make this charming flat your new home or investment.

The cottage is a level 10 minute walk from the bustling 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. In the opposite direction is 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.



**Ground Floor - Entrance Door**

Stairs to First Floor

**Hallway**

**Lounge** 15'0" x 13'8"

**Kitchen/ diner** 9'1" x 6'5"

**Utility Room** 7'5" x 7'3"

**Bedroom 1** 14'10" x 11'8"

**Bedroom 2** 12'6" x 11'5"

**Bathroom** 7'3" x 5'10"

**Outside**

Driveway parking for two cars and a small area to sit.

**Tenure**

Leasehold

**Council Tax**

Band B

**Parking**

To the side of the property there is a driveway providing off road parking for two cars

**Additional Information**

Leasehold - 958 years remaining

Service charge £770 per annum

Ground rent £20 per annum


**Services**

Mains drainage, water, 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>77</b>	<b>77</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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