



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

CONTACT US

Ground Floor, Trigg House
 Monks Brook
 St Cross Business Park
 Newport
 Isle Of Wight
 PO33 5WR

Length of lease: 108 Years remaining
 Ground rent: £125 p/a
 Maintenance charge: 1/13th Service Charge Contribution

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Book a viewing

There is no substitute to seeing the real thing!
To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**£200,000 - Leasehold
Share of Freehold**

5 Carpenters Quay Little London, Newport, Isle of Wight, PO30 5XT



- 3 Bedroom spacious apartment
- Riverside views
- Secure gated parking
- Convenient yet quiet location
- Chain free



Call 01983 525710 to view this home, or visit www.triggio.co.uk for more details



AGENT'S COMMENTS

Riverside views, chain free and ideally placed for convenience. This characterful building and historic location make for the ideal property for anyone looking for a quiet position yet walking distance of excellent amenities within Newport town Centre.

Off road parking is accessed via a secure, gated area which is for residents of the building. The apartment is then via a entry-phone system. A spacious apartment which occupies the top floor, giving a superb view of the River and its surrounding dock. Internally, the property comes with three bedrooms and a bathroom with separate shower to suit the family. There is a modern kitchen plus a large lounge/diner too.

Bright and light throughout with plenty of character too, this apartment would make for an excellent home for someone wishing to make the most of low-maintenance living in a unique location.

Not only will you find the High Street a mere meander away but also the property sits on a cycle track too, linking the island by pedal power. There is the vast Seaclose Recreation ground, Arboretum and much maritime history right on your doorstep.

Council Tax Band C



Accommodation

GROUND FLOOR

Stairs to

SECOND FLOOR

Entrance Hall

Lounge/Diner 14'5 x 14'1

Kitchen 11'8 x 7'9

Bedroom 1 12'0 x 11'6 built in wardrobes

Bedroom 2 14'1 x 9'5

Bedroom 3 11'6 x 6'8

Bathroom

OUTSIDE

Off road parking via a secure, gated area