



The Lawns Fairlee Road, Newport  
£85,000



**Megan Baker**  
Estate Agents

## The Lawns Fairlee Road, Newport

**£85,000**

This ground floor, one bedroom apartment is positioned within a very smart; well managed and extremely friendly development, designed for those aged 55 and over. The flat would benefit from some decorative upgrading, and offers electric heating and double glazing - all offered chain free. There is a non-residential house manager and laundry facility within the apartment block, as well as plenty of communal parking in the car parks nearby. Set within very large grounds, the residents can take advantage of the manicured gardens as well as the wild meadow - all under the ownership of The Lawns, and providing a haven for birds and wildlife. The development is on a main bus route and there is a rural walk into Newport Town Centre. Leasehold - 999 years from 24/6/1998. Peppercorn Ground Rent (not collected) and current annual service charge £1965.40. Council Tax Band - A. EPC D-67.

### Communal secure entrance door to:

#### Communal Entrance:

With non-residential house managers office and double doors to internal corridor with access to the first floor via a lift and access to the laundry room. Personal door to:

#### Entrance Hallway:

With two storage cupboards and doors to:

#### Sitting Room:

14'6" x 10'4" (4.44m x 3.15m)

A bright room with large window to side and french doors which lead to a patio area at the rear. Decorated in white with a pretty papered accent to one wall and opening at one end to the:

#### Kitchen:

10'3" max x 5'9" max (3.13m max x 1.76m max)

Fitted with a range of base units with worktops over and stainless steel sink unit set below the side window. Cooker; fridge/freezer and washing machine.

#### Bedroom:

10'8" x 9'10" (3.26m x 3.02m)

A double bedroom with window to rear giving a super outlook over the communal gardens.

#### Shower Room:

8'2" max x 5'10" max (2.50m max x 1.78m max)

A shaped room, with white glossy tiling, fitted with WC; vanity wash hand basin and corner shower enclosure with electric shower.





### Outside:

Set outside the french doors of the sitting room is a patio area for use of number 17 only. It catches the afternoon sun and offers a vista of the large communal grounds.

### Facilities:

The Lawns has a non-residential house manager and there is a communal laundry room within the apartment block. There are several communal car parking areas providing plenty of parking and the surrounding grounds that the residents can enjoy are vast, with a huge array of birds and wildlife and extremely well managed.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Pop in for a chat  
Megan Baker Estate Agents  
128 High Street Cowes Isle of Wight PO31 7AY  
[meganbakerestateagents.com](mailto:meganbakerestateagents.com)

Arrange a viewing  
Call us on 01983 280555  
Love this property and want to see more?  
Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
76		67

