



72b Lugley Street, Newport, Isle of Wight, PO30 5HA

£135,000

Council Tax Band: A

Tenure: Leasehold - Share of Freehold



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- CHAIN FREE!
- Freshly Decorated
- Investment Potential
- Close to Shops

- First Floor Maisonette
- Excellent First Time Buy
- Central Location
- Garden to the rear

CHAIN FREE! First floor MAISONETTE with GARDEN to the rear! This Property will make an excellent FIRST TIME BUY or BUY TO LET investment. This 1 Bed property has spacious accommodation and is well presented with internal repainting undertaken by the current owner. With character features such as high ceilings and a feature fireplace this unique property has a good amount of cosy charm. Other benefits include double glazing, electric central heating and a private rear garden.

Located in a central position in Newport, this property is close to all the shops, amenities and transport links the town centre has to offer. There is on street parking with a council owned car park nearby along with other private and council owned car parks in the local area, permits are available to purchase through the council (subject to availability).

Newport is the Islands capital town, and it's central location makes travel to the rest of the Island more accessible. There is a regular bus service at the main station in the town centre where you can access nearly all available routes. There are multiple schools and also St Mary's hospital making Newport an ideal choice of home for working professionals in these industries.



Front Door to

Hallway, Staircase to:

Landing

Staircase off, doors off.

Lounge

15'6 x 11'11

x2 Double glazed windows to front, integral cupboard housing electric boiler, feature fireplace, radiator.

Kitchen

12'0 x 9'4

Double glazed window to rear, range of wall and floor mounted units with work surface over, space for washing machine, space for oven, space for fridge freezer, stainless steel sink unit with hot and cold tap, radiator, door to:

Dressing Room/Study

7'8 x 4'11

Radiator, door to:

Bathroom

7'7 x 6'6

Double glazed obscure window to rear, panel bath with electric shower unit over, low level w.c, pedestal hand wash basin, integral cupboard, heated towel rail.

Stairs to:

Landing/Storage Space

5'5 x 4'9

Integral cupboard, sky light, door to:

Bedroom

11'5 x 9'9

Sky light, radiator.

Outside

To the rear of the property there is a low maintenance private patio enclosed by fencing. There is a mature bush and good space for pot plants or a table and chairs. The garden is accessed via a right of access on Mill Street.

Council Tax

Band A - Please contact the Isle of Wight County Council for further information.

Tenure & Charges

Share of Freehold

Lease Length: Remainder of 999 years from 2006

Ground rent: Peppercorn. not collected as Share of Freehold

Service Charge: £0 - Responsibility is split 50/50 with the below flat for maintenance. Our current vendor has been responsible for setting up the buildings insurance with a 50% contribution from the bottom flat.

Managing Agent: No managing agent or residence association.

Rights/Restrictions/Wayleaves/Easements

It's understood that the property has a pedestrian right of way from mill street to access the rear garden. Further investigation from a solicitor at the buyers appointment is advisable.

Services

Unconfirmed mains drainage, mains water, mains electric.

Broadband Delivery: Copper ADSL (Wired)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 20Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE, Three, O2, Vodafone.

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

Construction

The property is believed to be of Standard Construction. Further inspection by a qualified surveyor at the buyers appointment is advisable.

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.





GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.


1ST FLOOR
193 sq.ft. (17.9 sq.m.) approx.

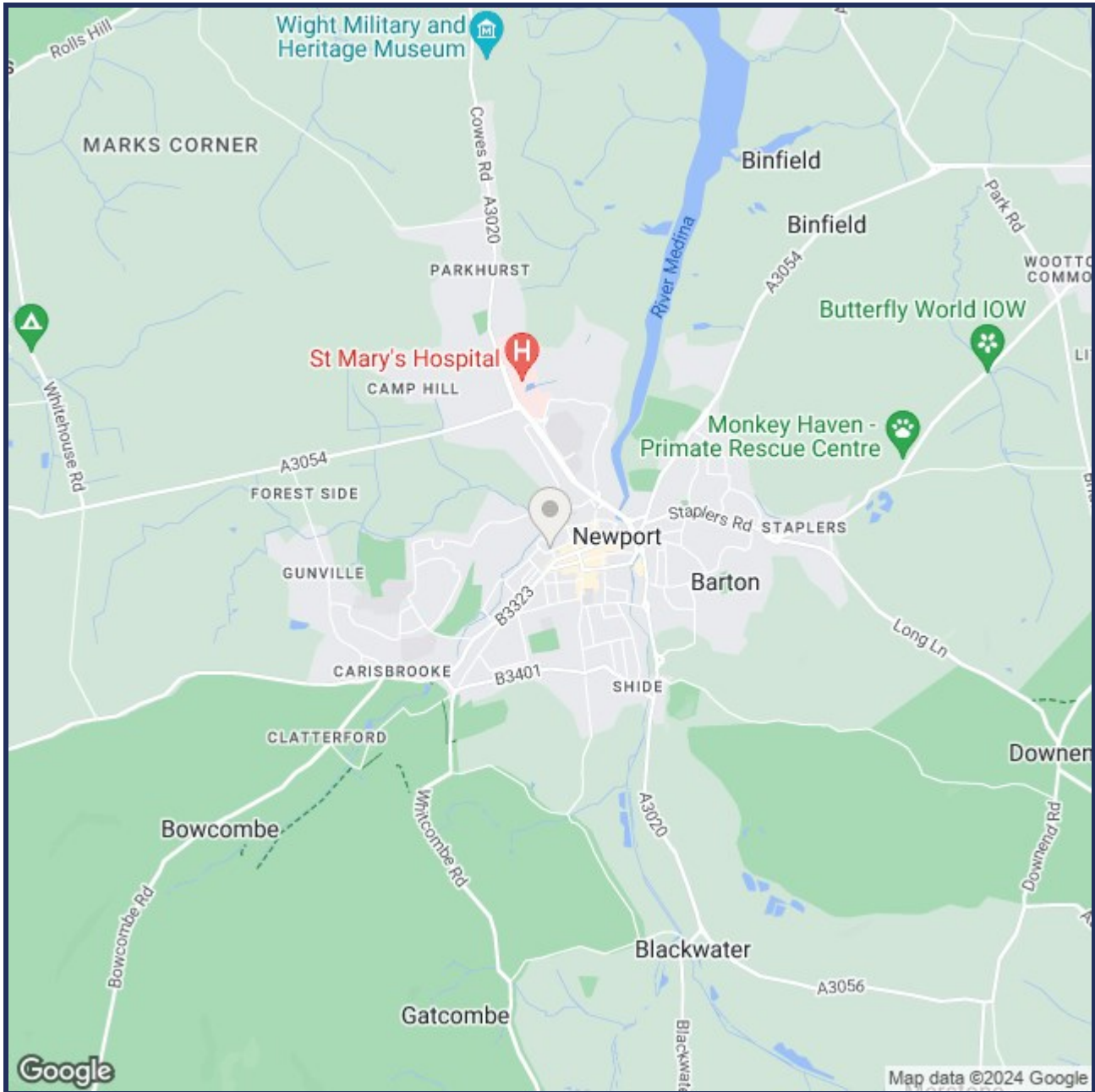


TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.



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