



**£119,950**

Flat 6, Ronan Court, Mill Street, Newport, Isle of Wight, PO30 5DD



This well presented and spacious first floor apartment is situated in a convenient position, set within a short walking distance of Newport town centre and local schools for all ages. This apartment would make an ideal first home or buy to let investment with a tenant being in situ currently that is on a periodic tenancy.

The accommodation comprises of a hallway with storage, open plan lounge & kitchen area, one good size bedroom and modern bathroom wc. Additional features include, phone entry system, lift access, double glazing throughout and gas central heating.

The town centre is right on your doorstep where there is an array of shops, supermarkets, restaurants and the main bus station giving transport links across the Island. For more information please contact The Wright Estate Agency on 01983 281010.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropac CS02.

Entrance Hall

Lounge / Diner

Kitchen

Bedroom

Bathroom

Council Tax

BAND A

#### Additional Information

Lease Length: 990 years remaining

Total Service Charge Including Ground Rent: £1,200

No Pets (unless agreed directly with the management company)

#### Services

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

#### Agent Notes

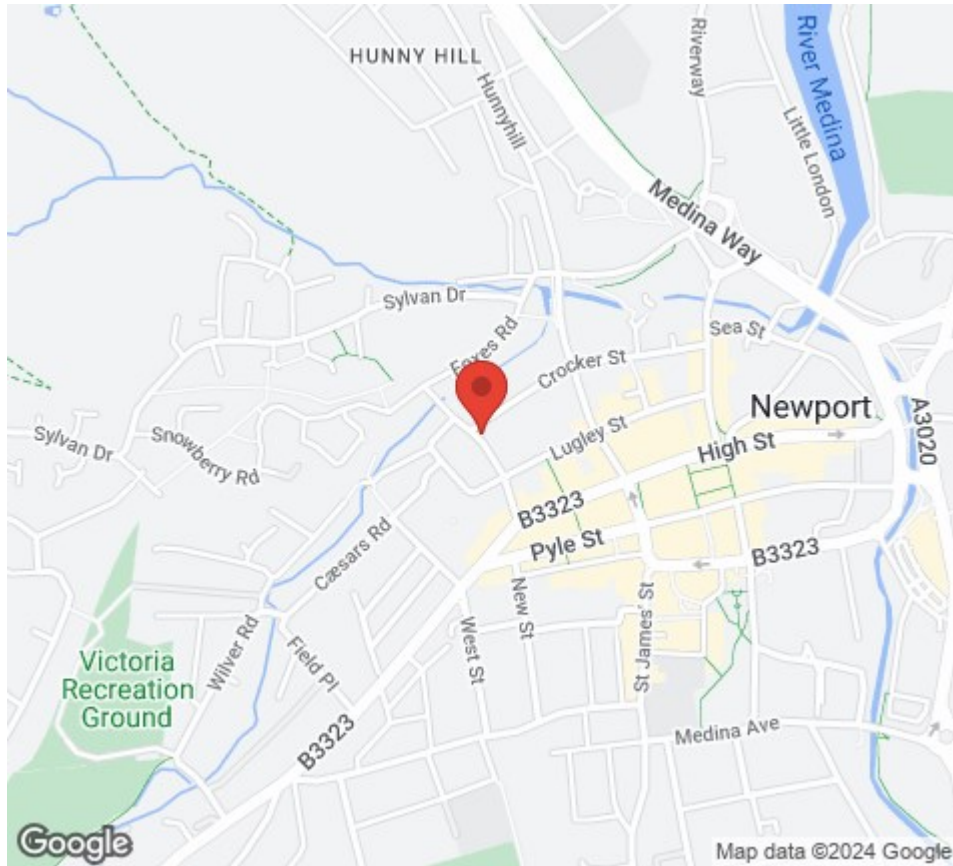
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.

16'0" x 13'10"

10'7" x 9'3"

11'3" x 10'0"

7'1" x 5'6"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</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.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
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**Viewing:**    Date .....    Time .....

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estate agency