

£74,950 Leasehold

Mountfield Road, Wroxall, Isle of Wight, PO38 3BX



- **1 bedroom ground floor apartment**
- **Countryside views**
- **In need of modernisation**
- **Front & rear gardens**
- **Parking**



Call **01983-525710** to view this home, or visit www.trigg-iow.co.uk for more details.

About the property

Situated looking over the countryside lies this ground floor apartment with just one owner from new but is now in need of modernisation and offers an exceptional amount. Parking is hard to come by so this is a real gem, with private parking, both front and rear gardens so there's enough space for you to sit in the sun and relax with friends and family. The home is made up of one double bedroom, kitchen and bathroom with a spacious lounge which looks out across the countryside, so that feeling of living in a village lifestyle home really comes to life. It's close to the neighbouring coastal village of Ventnor where there are an array of cafe's, pubs and eateries to discover. The local pubs offer the traditional 'pub grub' menu and a great place to meet your new community. The countryside is just on your doorstep with many bridle ways and hidden tracks to discover, so why not visit the English heritage site of Appuldurcombe House and even visit the falconry centre.

Accommodation

GROUND FLOOR

Entrance hall

Lounge 14'88 x 12'7

Bedroom 14'8 x 9'8

Bathroom

Kitchen 10'4 x 9'6

OUTSIDE

Parking

Front & rear garden

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

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Leasehold Information

Ground rent
Maintenance
years lease

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The information provided about this property does not create or form part of a contract or an offer, nor may it be regarded as representations. All dimensions are approximate and used for guidance only. As are floor plans which are once again approximate and not to scale. All interested parties must authenticate accuracy and your solicitor must authenticate tenure/lease information, where the property has had any alterations, extensions or been converted, planning/building regulation consents and fixtures & fittings. Any appliances and/or services should not be taken that these are in working order.