eastcowes@wright-iw.co.uk

wright estate agency



£122,500

Flat 4 Providence Corner, 37 Pyle Street, Newport, Isle of Wight, PO30 1JA















Located along Pyle Street in the vibrant town of Newport, this delightful first-floor apartment presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The flat features a welcoming Lounge/ dining room with kitchen that is both spacious and filled with natural light, creating an inviting atmosphere for relaxation or entertaining guests.

The property has a bathroom with white suite, ensuring convenience for daily routines. One of the standout features of this flat is its proximity to local shops and recreational grounds, making it an ideal location for those who enjoy an active lifestyle or simply wish to have amenities within easy reach.

Additionally, the flat is chain-free, allowing for a smooth and hassle-free purchasing process. The service charge includes water, providing further ease of living. This charming flat is perfect for anyone looking to step onto the property ladder in a thriving community. Don't miss the chance to make this lovely flat your new home.

The home is positioned within the heart of Newport town centre which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

Hallway	
Lounge/ Kitchen	21'3" x 12'2"
Bedroom 1	11'10" x 8'5"
Bedroom 2	11'10" x 6'0"
Bathroom	6'11" x 5'6"

Tenure
Leasehold

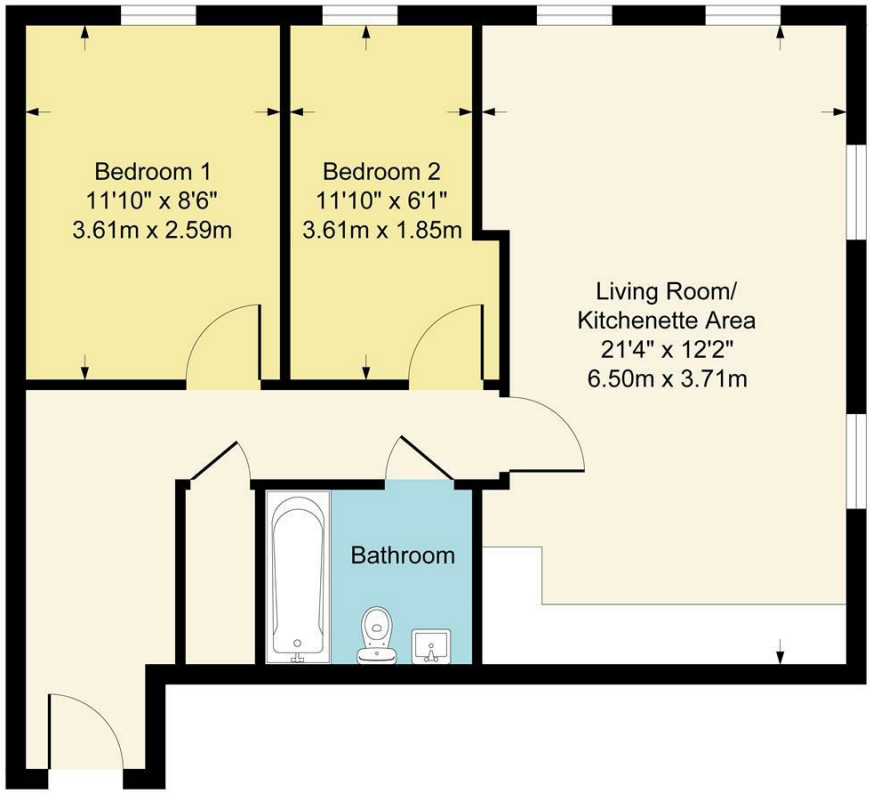
Council Tax
Band B

Additional Information
Lease remaining - 102 years
Ground Rent - £100
Maintenance Charges - £1754

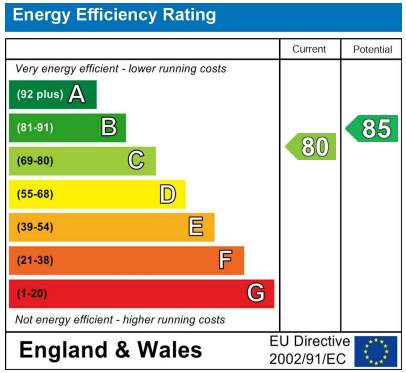
Services
Unconfirmed water, drainage, electric

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Approximate Gross Internal Area
599 sq ft - 56 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





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
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright estate agency