



## ALVESTON MEWS 132 PYLE STREET, NEWPORT, PO30 1AG ASKING PRICE £83,000

A super opportunity to purchase a modern Studio Apartment ideal as a first time buy or an investment (there is a tenant currently in-situ). Alveston Mews is located in a quiet Pyle Street within easy distance of the town centre as well as the Cinema complex. The Apartment comprises a good size living space/Bedroom with balcony off along with a well equipped Kitchen. The property is presented in good cosmetic order. Hurry to view in order to not miss out on this opportunity.

### COWES OFFICE

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**ENTRANCE HALL**

Phone entry system. Radiator.

**LIVING ROOM/BEDROOM**

15'1" x 14'1" (4.60m x 4.29m)

Built in wardrobe with pull down double bed. Double glazed windows to side and rear aspect. Double glazed sliding doors to balcony. Electric radiator.

**BATHROOM**

Electric shower, sink and WC. Heated towel rail.

**STORAGE CUPBOARD**

**KITCHEN**

5'11" x 7'3" (1.80m x 2.21m)

Modern fitted Kitchen with electric hob and oven. Cupboards.

**OUTSIDE BALCONY**

To the rear.

**TENURE**

This property is Leasehold

Balance of a 125 year lease from 1/4/2008

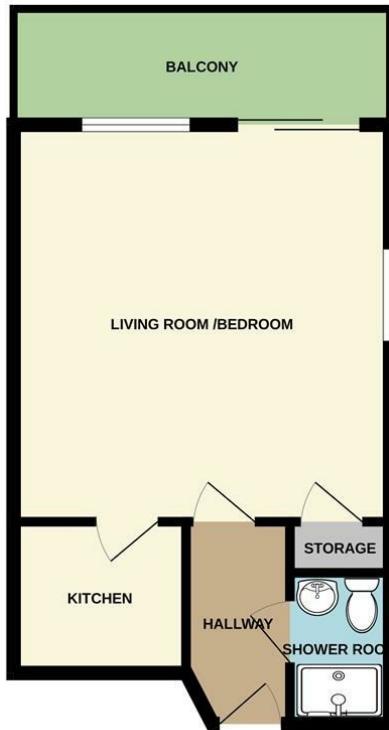
Ground Rent £75.00 per annum

Service charge £47.00 per month

Council Tax Band A



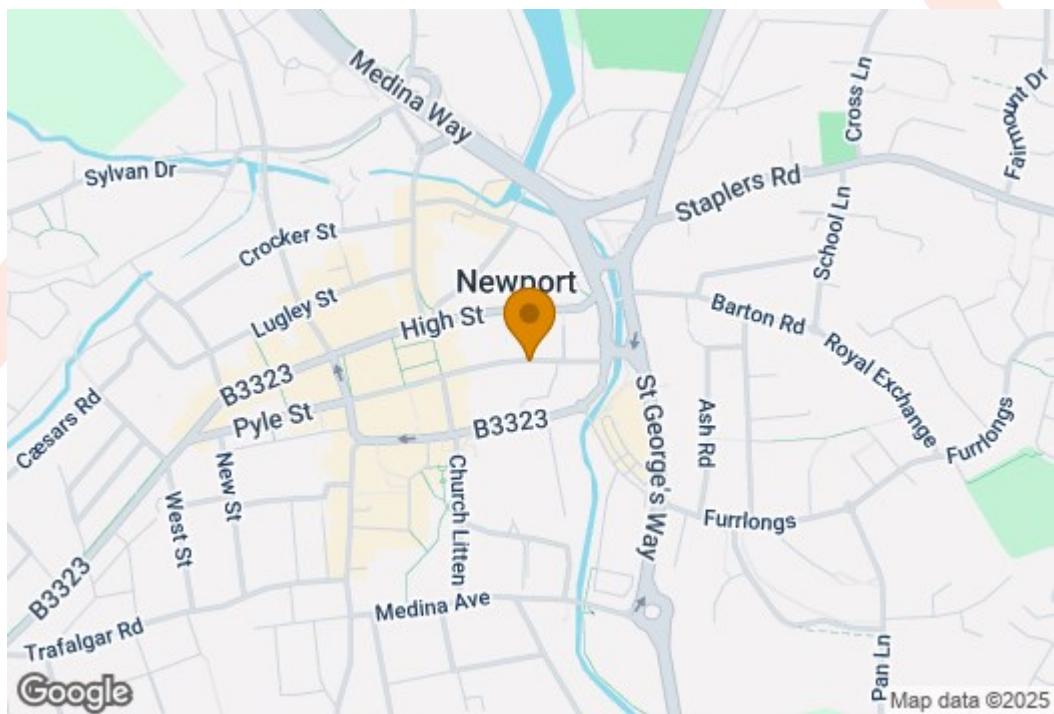
GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and are not intended for any purpose other than as an aid to the prospective purchaser. 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 condition can therefore be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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