



# Garden Studio

Pier Street | Ventnor | PO38 1SX

£680 Per month



**Merriebank**  
LETTINGS

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£680 Per month

A beautifully presented 1st-floor, one-bedroom Studio apartment located in the heart of Ventnor. This attractive property features a spacious double bedroom, a bright lounge with an open-plan modern kitchen, and a generously sized contemporary bathroom.

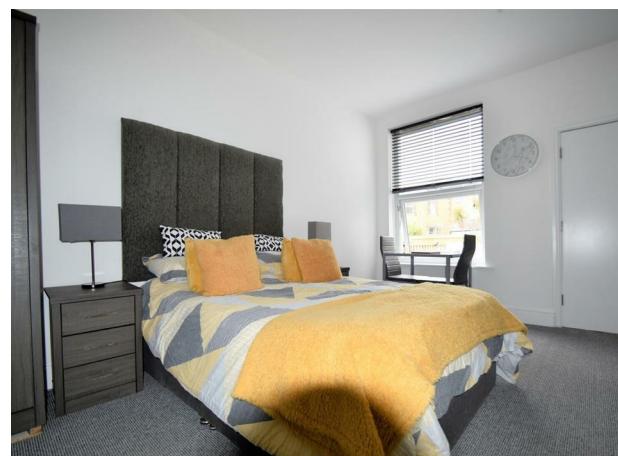
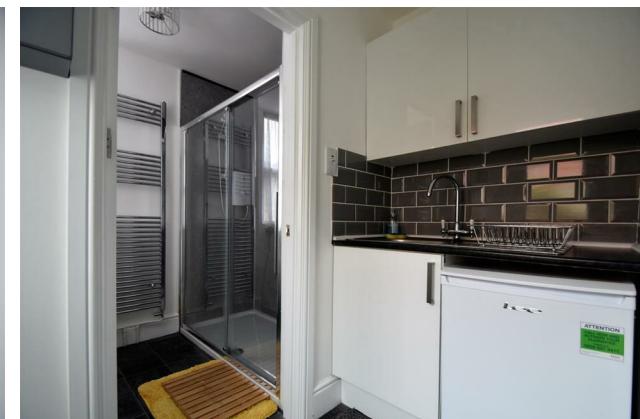
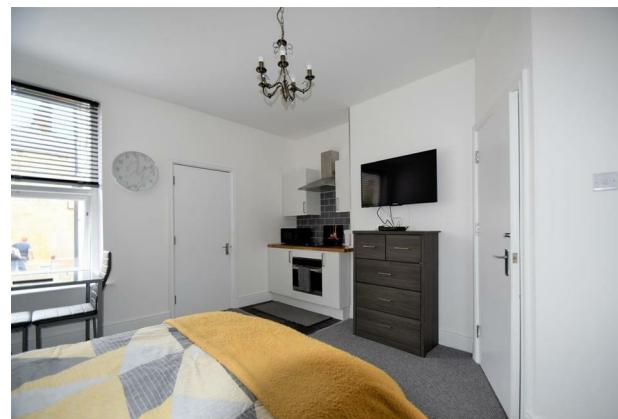
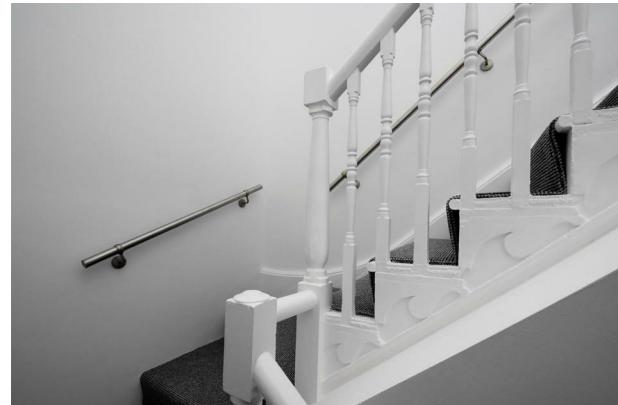
The apartment benefits from a high-end refurbishment carried out to an excellent standard, offering a modern interior throughout. Additional features include double glazing, gas central heating, own private garden with balcony, pleasant views towards St Boniface Downs, and furnished accommodation including white goods.

Situated on Pier Street, this property enjoys an exceptionally central location, with the main bus station, High Street, seafront, pubs, and a wide range of local amenities all just moments away.

Rent Includes: Gas, electricity, water, and internet.

- Spacious double bedroom
- Bright lounge, open-plan kitchen
- Own good size garden
- Double glazing & Gas heating
- Views of St Boniface Downs
- Central Ventnor location
- Near bus station, seafront
- Includes utilities, internet

Council Tax Band A | EPC Rating C



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