



# Property Details

It is a stone's throw away from Newport town centre, which boasts a large range of amenities and leisure facilities. With excellent transport links close by, towns such as Telford, Shrewsbury and Stafford are easily accessible.

## Living & Sleeping area:

Open plan L-shaped accommodation, with three double-glazed windows allowing lots of natural light into the property. The space includes a radiator, ceiling light fittings and storage cupboard.

## Kitchen:

Fitted with a Synergie oven and Belling Fastlite hob, with facilities to add more appliances. Wood-effect wall and base units with stainless steel sink set in the countertops. Partially tiled room.

## Shower room:

White painted room with high ceiling, central heating radiator and frosted double-glazed window. Electric shower cubicle with tiled walls. Matching white low-level flush WC and wash basin.

## Outdoors:

Off-road parking available and access to a shared maintained garden.

## Council Tax Band: A

Tenure: Leasehold (125 years)

Ground Rent: £150 per year

Service Charge: £700 per year

90 years unexpired.

Ground rent, service charge and estate charge payable.



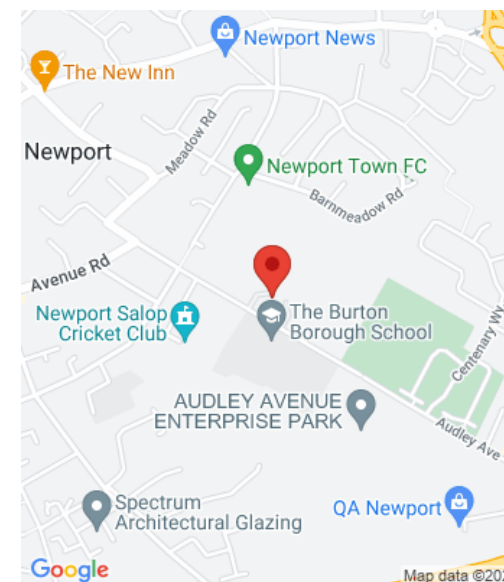


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.


GROUND FLOOR  
24.8 sq.m. (267 sq.ft.) approx.



TOTAL FLOOR AREA : 24.8 sq.m. (267 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 5/2023



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>74</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 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.