



Property Details

Underhill Close is a peaceful community located in the heart of Newport, conveniently situated close to the High Street which boasts a range of eateries, independent shops, leisure facilities and supermarkets. Excellent nearby transport links provide easy access to larger towns, such as Shrewsbury and Telford, and further afield to the likes of Birmingham and Stafford.

Living Accommodation:

- Hallway, Entering into an L-shaped hallway leading to all living accommodation, featuring a storage cupboard and loft hatch.
- Kitchen, Good-sized kitchen with wood effect wall and base units, topped with black worksurfaces and integrated sink drainer, induction hob and oven, with plumbing for further appliances Partial tiled walls with UPVC double glazed window overlooking the front of the property.
- Lounge, Spacious living room with wood laminate flooring, large UPVC double glazed front-facing window and central light fitting.
- Bedroom One, Large double bedroom featuring fitted wardrobes and a UPVC double glazed window overlooking the rear of the property.
- Bedroom Two, Smaller double bedroom, with built-in storage space, UPVC double glazed window overlooking the rear of the property, central light fitting and electric heater.
- Bathroom, Decent-sized bathroom, featuring a fitted bath with overhead electric shower unit, low-level flush WC, pedestal basin and partially tiled walls to splash areas. Fitted with central light fitting, extractor fan and cupboard housing the boiler.
- Communal Areas, The property is on the second floor of the building and is accessed via a communal entrance hallway and staircase. Shared outdoor grassed facilities and one allocated parking space, with further visitors parking.

Council Tax Band: A

Tenure: Leasehold (125 years)

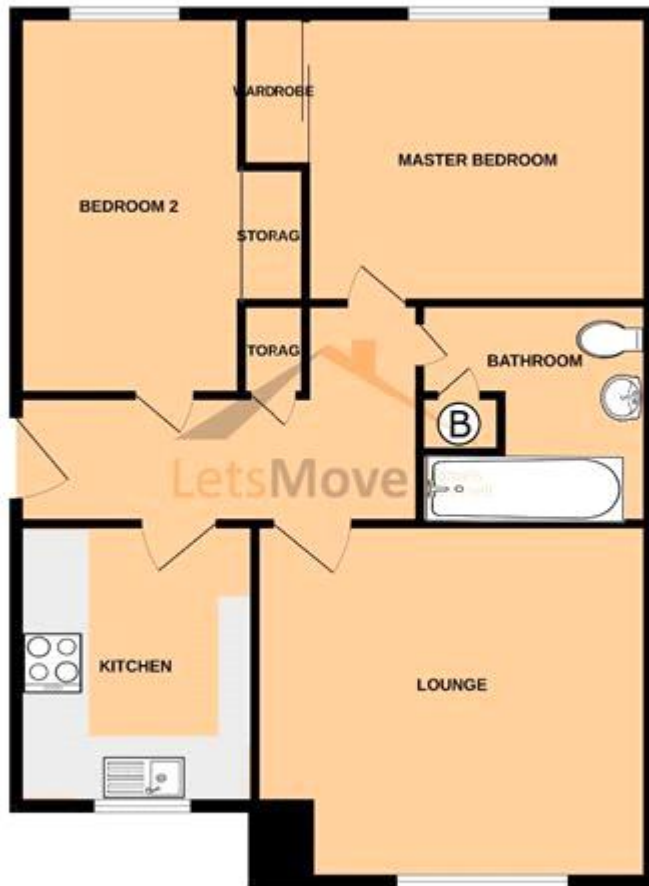
Ground Rent: £100 per year

Service Charge: £1,080 per year

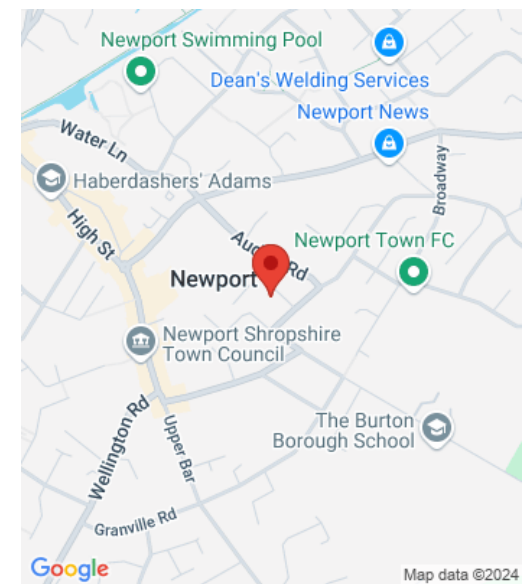


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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
93.1 sq.m. (1002 sq.ft.) approx.



TOTAL FLOOR AREA: 93.1 sq.m. (1002 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mirograph 12/2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.