



85 Gaer Road, Newport. NP20 3GX
£110,000
Tenure Leasehold

- WELL PRESENTED AND MODERNISED THROUGHOUT
- GUIDE PRICE £110,000 - £120,000
- SPACIOUS SECOND FLOOR APARTMENT WITH BALCONY
- 2 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN WITH
- MODERN FITTED BATHROOM
- INTERCOM ENTRY SYSTEM
- COMMUNAL PARKING AREA TO THE REAR
- IDEAL FOR COMMUTING WITH FANTASTIC MOTORWAY ACCESS
- CLOSE TO ALL AMENITIES, SCHOOLS &

69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

Situated close to Bassaleg Road on the sought after West side of Newport is this spacious two double bedroom, second floor apartment.

Located close to all local amenities, shops, bus routes, Pye Corner Railway Station with direct lines to Cardiff & the easiest of access to junctions 27 & 28 of the M4 making it perfect for commuting.

Perfect for First Time Buyers with accommodation briefly comprising: Entrance Hallway, Lounge to front with Balcony providing views, modern Bathroom, modern fitted Kitchen with integrated appliances, large Utility room and two Double Bedrooms.

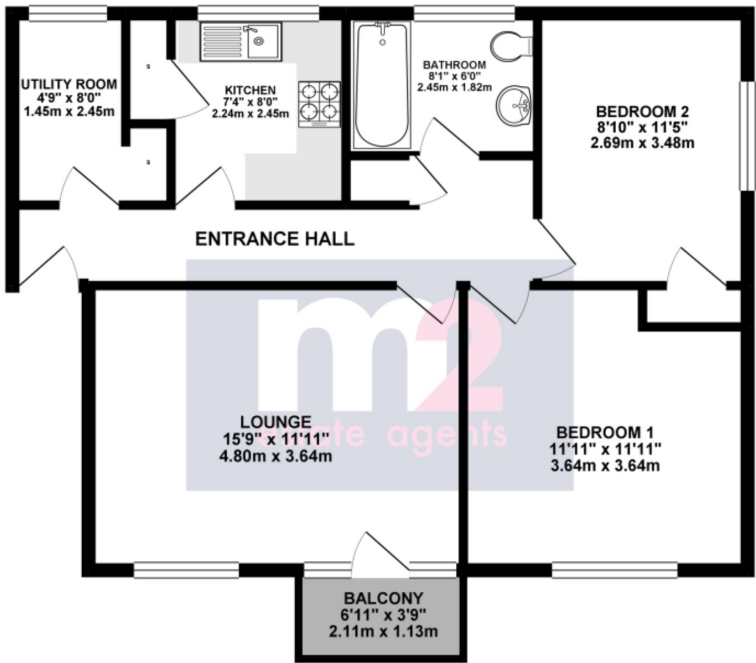
Outside: A communal parking area to the rear of the property, large purpose-built storage shed and a secure intercom entry system.

Lease Details: 89 years remaining. Ground rent - £10.00 p/a. Service Charge £280.00 p/a. Buildings Insurance £33.00 p/a.

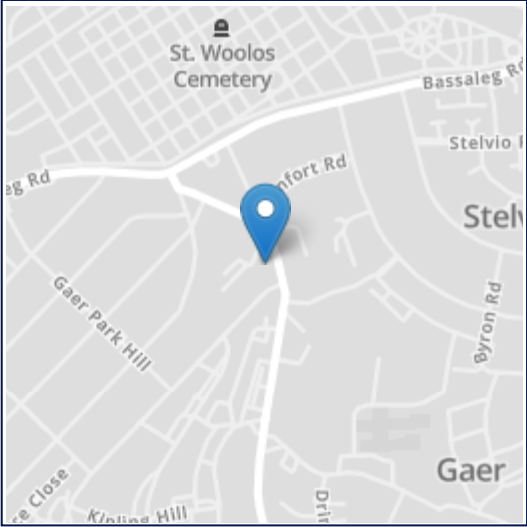
Services:
Council Tax Band:



GROUND FLOOR 682.93 sq. ft.
(63.45 sq. m.)



TOTAL FLOOR AREA : 682.93 sq. ft. (63.45 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is given as to their operability or efficiency can be given.
Made with Metreage 6/2022



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	64
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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