



**39 Ariel Close, Newport. NP20 2FN**  
**£125,000**  
**Tenure Leasehold**

- **SPACIOUS MAISONETTE**
- **REDECORATED THROUGHOUT WITH NEW CARPETS**
- **2 BEDROOMS**
- **OPEN PLAN KITCHEN / DINING / LIVING ROOM**
- **SHOWER ROOM**
- **ALLOCATED PARKING**
- **NO CHAIN**
- **CONVENIENT LOCATION**
- **COMMUNAL GARDENS**

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Estate Agents Newport 01633 289622**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

**NO CHAIN!! REDECORATED THROUGHOUT! PERFECT FOR FIRST TIME BUYERS, 2 BEDROOM, MAISONETTE WITH OPEN PLAN KITCHEN/DINING/LIVING AREA, SHOWER ROOM, UTILITY CUPBOARD, ALLOCATED PARKING & EXCELLENT TRANSPORT LINKS\***

A modern maisonette situated on this popular riverside development within walking distance to bannatyne' gym, the Blaina Warfe Pub, Costa Coffee, Greggs and Newport City Centre. The Southern Distributor Road provides commuters the easiest of access to the M4 at junctions 24 & 28.

The property offers ideal accommodation for a first time buyer with accommodation comprising: To the first floor: An entrance hall with stairs to the second floor, utility cupboard. Two double bedrooms and a shower room. To the first floor: A modern open plan Kitchen/Dining/Living Room with built in oven, hob & Juliette balcony to front. Outside is allocated parking and communal gardens.

\*Purchaser should note a utilities charge of £299pcm is payable covering maintenance, gas, water & electricity. Ground rent is approximately £12 per month. Lease term 108 years.

Services:

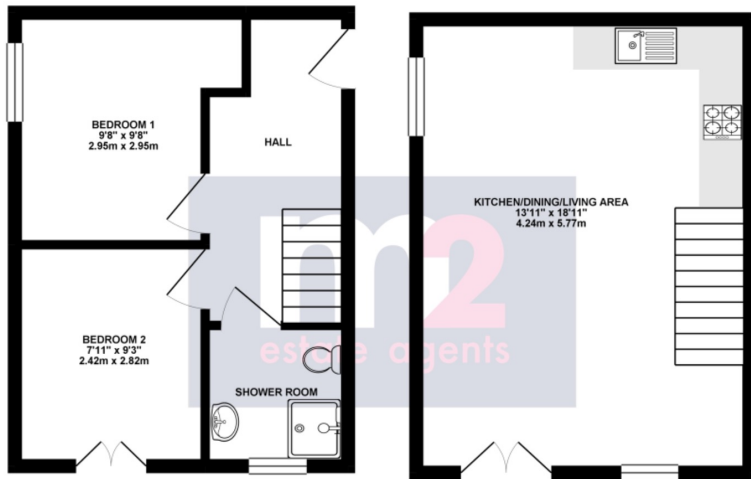
Council Tax Band:

Council Tax Band A



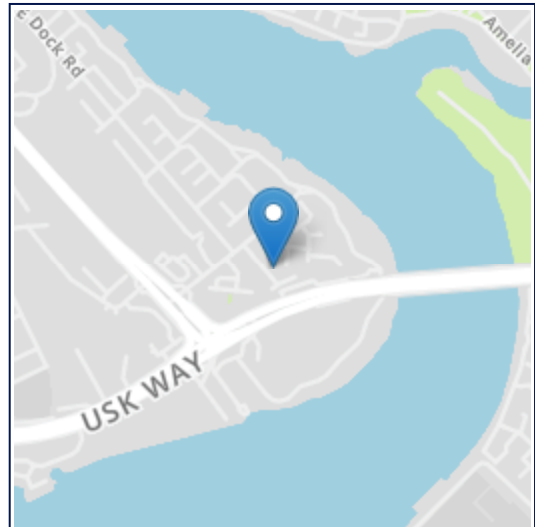
1ST FLOOR 263.77 sq. ft.  
( 24.50 sq. m. )

2ND FLOOR 263.76 sq. ft.  
( 24.50 sq. m. )



TOTAL FLOOR AREA : 527.53 sq. ft. ( 49.01 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 as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	76 76
(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, Scotland &amp; Wales</b>	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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