



13 Wright Close, Newport. NP19 0RW
£129,950
Tenure Leasehold

- NO CHAIN
- SPACIOUS FIRST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM
- SHOWER ROOM
- ALLOCATED PARKING
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS

NO CHAIN! SPACIOUS, FIRST FLOOR APARTMENT IN A POPULAR & CONVENIENT LOCATION WITH 2 DOUBLE BEDROOMS, LIVING ROOM, KITCHEN/BREAKFAST ROOM & SHOWER ROOM, ALLOCATED PARKING WITH EASY ACCESS TO JUNCTIONS 24 & 28 OF THE M4

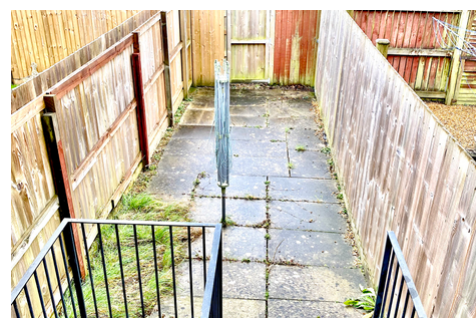
Situated on the popular & convenient East Side of Newport is this beautifully presented, two double bedroom, first floor apartment. Perfect for first time buyers, investors or downsizing. The property is located within walking distance to all local amenities, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4.

Offering well planned living accommodation briefly comprising, to the ground floor: Main entrance with stairs to the first floor. Entrance hall/storage area with main door to hallway with access to two double bedrooms, shower room, spacious living room and kitchen/breakfast room. The property further benefits from having an allocated parking space, electric heating and upvc double glazing windows.

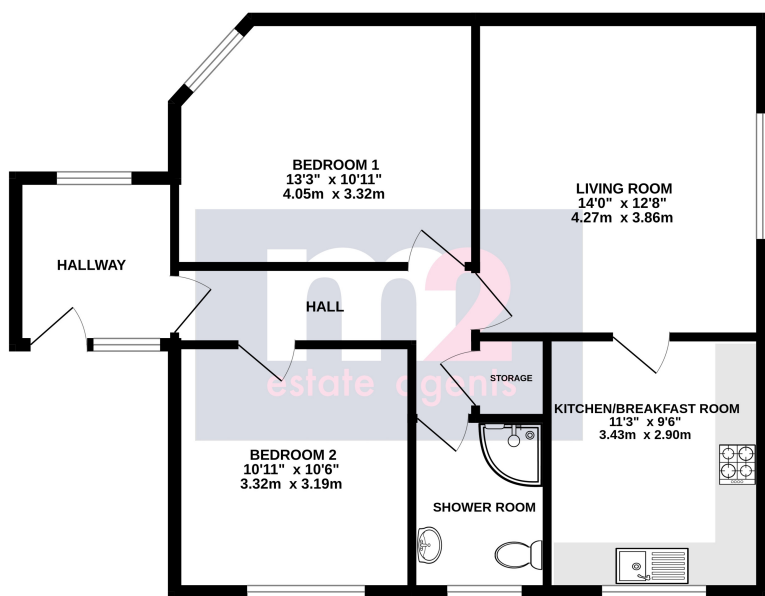
Lease details - Approx 154 years left with no maintenance charge and a peppercorn ground rent.

Services:

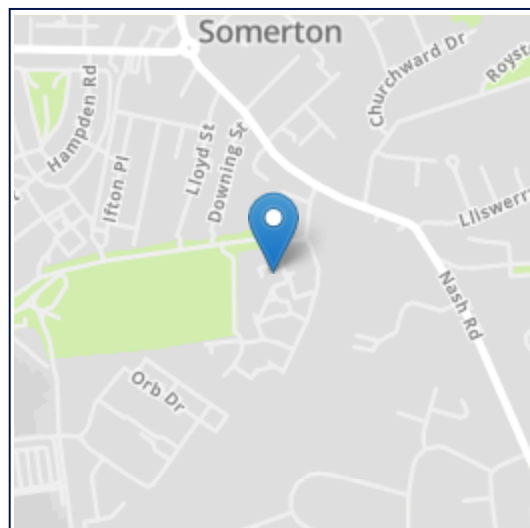
Council Tax Band:



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.