



92 Riverbank Avenue, Newport. Np19 7EF
£170,000
Tenure Leasehold

- NO CHAIN
- GUIDE PRICE - £170,000 - £175,000
- 2 DOUBLE BEDROOMS
- APPROX 6 YEARS LEFT ON NHBC GUARANTEE
- SECURE INTERCOM ENTRY SYSTEM & ALLOCATED PARKING
- OPEN PLAN LIVING/DINING/KITCHEN
- GLASS FRONTED BALCONY
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- GAS COMBI & UPVC DOUBLE GLAZING WINDOWS
- MODERN BATHROOM

PERFECT FOR FIRST TIME BUYERS OR INVESTORS! STUNNING, 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT IN A SOUGHT-AFTER CENTRAL, RIVERSIDE LOCATION WITH OPEN PLAN KITCHEN/DINING/LIVING SPACE, BALCONY & ALLOCATED PARKING

Situated in a sought after Riverside location in the East side of Newport is this beautifully presented, spacious, two double bedroom, ground floor apartment. Located within walking distance to Newport City Centre, Newport Central Railway Station, all local amenities and only a short drive to junction 25 of the M4 making it perfect for commuting.

Perfect for First Time Buyers, Retirement or Investors the property boasts modern, spacious living accommodation briefly comprising:

Entrance Hallway with large storage cupboard, Two Double Bedrooms, Modern Bathroom and Open Plan Kitchen/Dining/Living Space with glass fronted balcony.

Further benefits include: A gas combi boiler, allocated parking, an intercom entry system, UPVC Double Glazing throughout, approximately 6 years left if the NHBC guarantee and viewing is highly advised by the agents.

Lease details: 99 Years from 2018. Maintenance/Ground Rent - Approx £93 PCM.

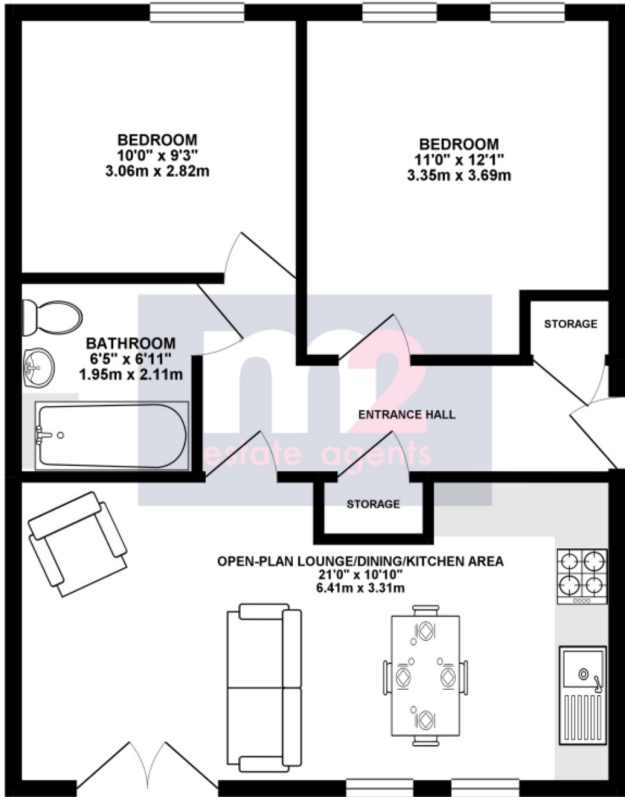
Services:

Council Tax Band:

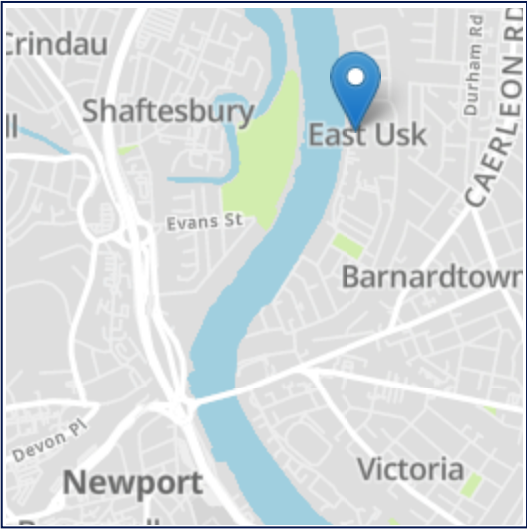
B



GROUND FLOOR 568.04 sq. ft.
(52.77 sq. m.)



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 furniture, systems and appliances shown here are 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		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(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.

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