



15 Buttermere Way, Newport. NP19 7BJ

£79,950

Tenure Leasehold

- **PERFECT FOR FIRST TIME BUYERS OR INVESTORS**
- **FIRST FLOOR FLAT**
- **DOUBLE BEDROOM**
- **LIVING ROOM**
- **GOOD SIZE KITCHEN**
- **LOTS OF STORAGE**
- **NO CHAIN**
- **GAS COMBI BOILER, DOUBLE GLAZING & SPRINKLER SYSTEM**
- **CONVENIENT LOCATION CLOSE TO JUNCTION 25**

IDEAL FOR FIRST TIME BUYERS OR INVESTORS!! 1 DOUBLE BEDROOM, FIRST FLOOR FLAT WITH GOOD SIZE KITCHEN, BATHROOM, LIVING ROOM, GAS COMBI BOILER, SPRINKLER SYSTEM & NO ONWARD CHAIN

Situated on the popular East side of Newport is this one double bedroom, first floor flat. Perfect for first time buyers or investors this spacious flat boasts a good size kitchen, bedroom with fitted wardrobe, lots of storage, bathroom and large living room. The property further benefits from having new a sprinkler system installed, upvc double glazing throughout and a condensing combi boiler.

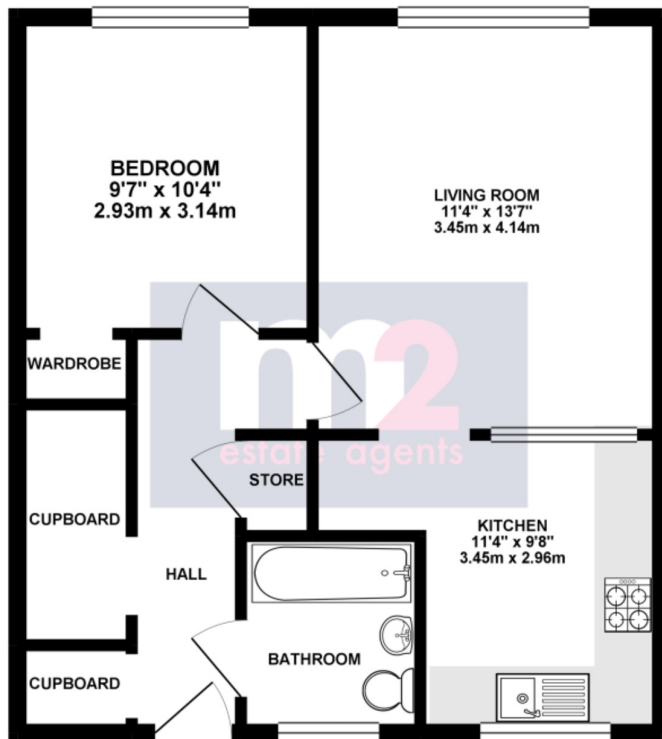
Lease details: Length 125 years from April 1992, ground rent £10.00 per annum.

Services:

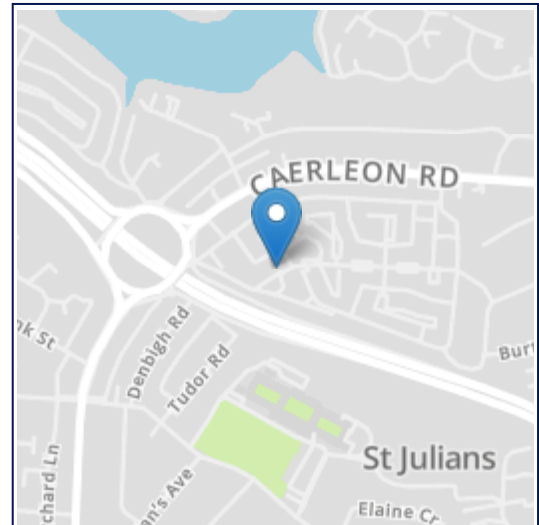
Council Tax Band:



GROUND FLOOR 487.03 sq. ft.
(45.25 sq. m.)



TOTAL FLOOR AREA : 487.03 sq. ft. (45.25 sq. m.) approx.
Whilst every effort 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+)		
A		
(81-91)		
B		
(69-80)	77	79
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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