

7 Vandyke Close, Newport. NP19 7QZ
£90,000
Tenure Leasehold

- GUIDE PRICE - £90,000 - £110,000
- NO CHAIN
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- GROUND FLOOR FLAT
- LOUNGE/DINER
- STORAGE AREA
- FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL & CARDIFF
- MODERN NEWLY FITTED BATHROOM
- ON-STREET PARKING

A spacious ground floor flat situated in the popular St Julians area of Newport within easy access of local schools and junctions 24 & 25 of the M4 making it perfect for commuting.

The property offers an ideal purchase for a first time buyer or investor with accommodation comprising: A communal entrance hall providing access to front door leading to an entrance hall and spacious Lounge/Dining Room having windows to the front & rear.

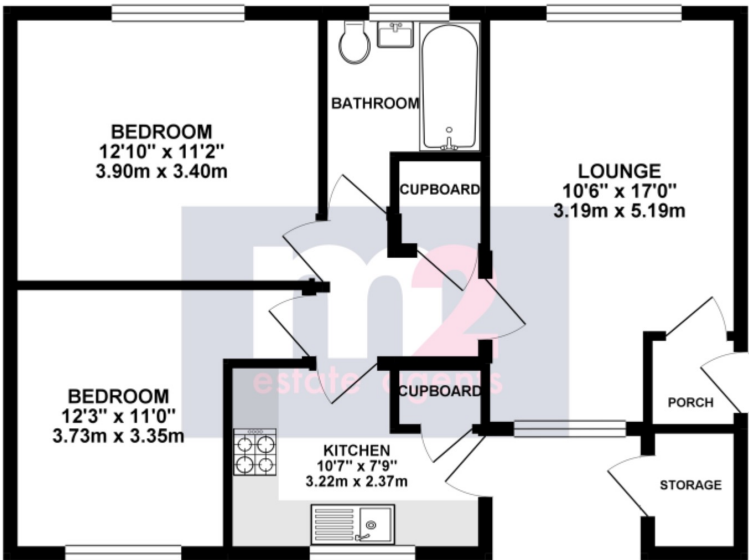
An inner hallway provides access to a modern Kitchen with door leading to a large entrance porch providing private access to the flat if required. 2 double bedrooms are also accessed from the inner hallway as is a modern bathroom & airing cupboard.

Outside: An allocated lockable store. The property benefits from gas fired central heating and is offered for sale with no chain.

Leasehold details: 87 years remaining on lease. Maintenance Charges: TBC. Building Insurance: £32.10. Ground Rent: £10 P/A
Services:
Council Tax Band:



GROUND FLOOR 591.56 sq. ft.
(54.96 sq. m.)



TOTAL FLOOR AREA : 591.56 sq. ft. (54.96 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 2022



Awaiting EPC

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.