



**4 Henry Seymour House, Lysaght Avenue,
Newport. NP19 4DE
£120,000
Tenure Leasehold**

- MODERN FIRST FLOOR APARTMENT
- GOOD ORDER THROUGHOUT
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE / DINING ROOM
- OPEN PLAN FITTED KITCHEN
- TILED BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ENERGY EFFICIENT ACCOMMODATION
- ALLOCATED PARKING SPACE
- GOOD MAIN ROAD ACCESS

GREAT FIRST PURCHASE ! This is a well presented mid floor one bed roomed apartment within a brick faced block of only three storeys. There is a communal entrance door with secure entry system up to the efficient accommodation that comprises; entrance hall, double bedroom with double wardrobe, a bathroom and a sociable lounge/dining room/kitchen that includes cooking appliances.

Outside there is a single allocated parking space within the alongside car park that includes visitor parking and a covered bin store.

Gas central heating and full double glazing.

EPC B83. Council tax band C. Leasehold 125 years from 2018, maintenance £1507 pa, ground rent £200 pa.

Services:

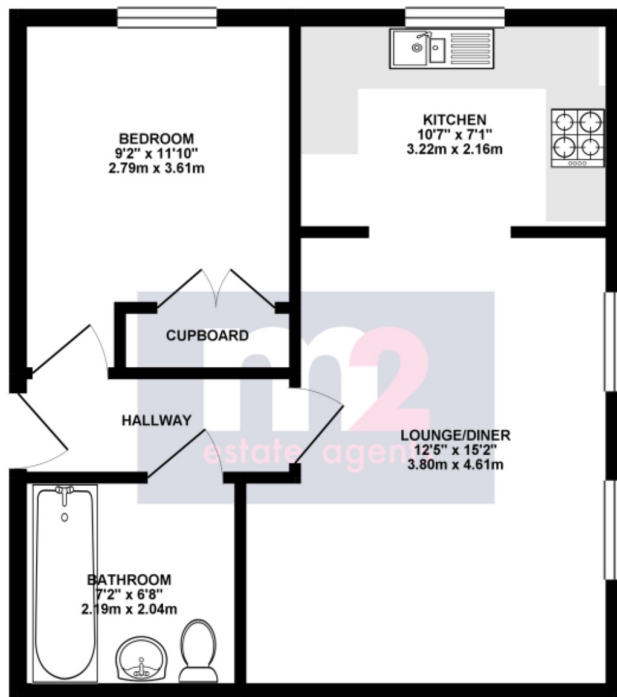
All mains services

Council Tax Band:

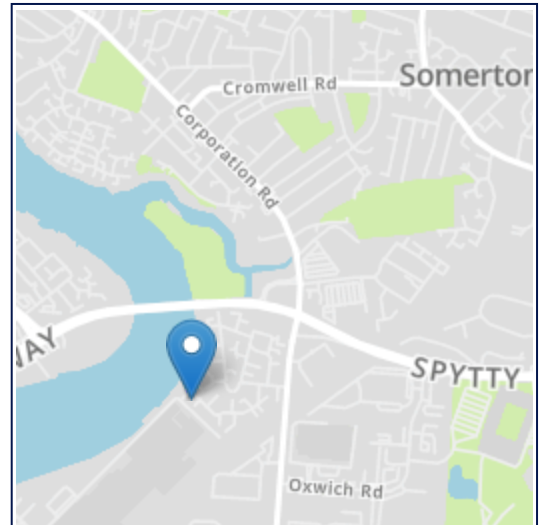
Tax Band C. Newport CC.



GROUND FLOOR



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. Made with Mapany 8/2020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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.

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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (Lysaght Avenue, Newport, NP19 4DE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____