



**53 Anthony Drive, Caerleon, Newport. NP18
3DX
£150,000
Tenure Leasehold**

- NO CHAIN
- WELL PRESENTED GROUND FLOOR APARTMENT
- 2 BEDROOMS
- GOOD SIZE LOUNGE/DINING ROOM
- KITCHEN & SHOWER ROOM
- GAS COMBI & UPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION OF CAERLEON

PERFECT FOR DOWNSIZING/RETIREMENT! GOOD SIZE 2 BEDROOM, GROUND FLOOR APARTMENT WITH LIVING/DINING ROOM, KITCHEN, SHOWER ROOM, FRONT & REAR GARDENS, ALLOCATED PARKING, SOUGHT AFTER LOCATION OF CAERLEON, CLOSE TO LOCAL AMENITIES & MAIN BUS ROUTES

Situated on the junction of Highfield Way and Anthony Drive is this well presented two bedroom ground floor apartment in the sought after location of Caerleon. Close to all local amenities, main bus routes, shops, pubs and restaurants.

In brief the property comprises: A private entrance leading into the entrance hall. A bright and spacious living/dining room with a door opening onto the front garden and kitchen. Two bedrooms and a shower room. Outside: To the rear, there is an allocated parking space with gate to the rear garden. To the front, a lovely garden with pleasant views providing a peaceful outdoor retreat.

The property further benefits from a gas combi boiler, UPVC double glazed windows throughout and is being offered with no onward chain.

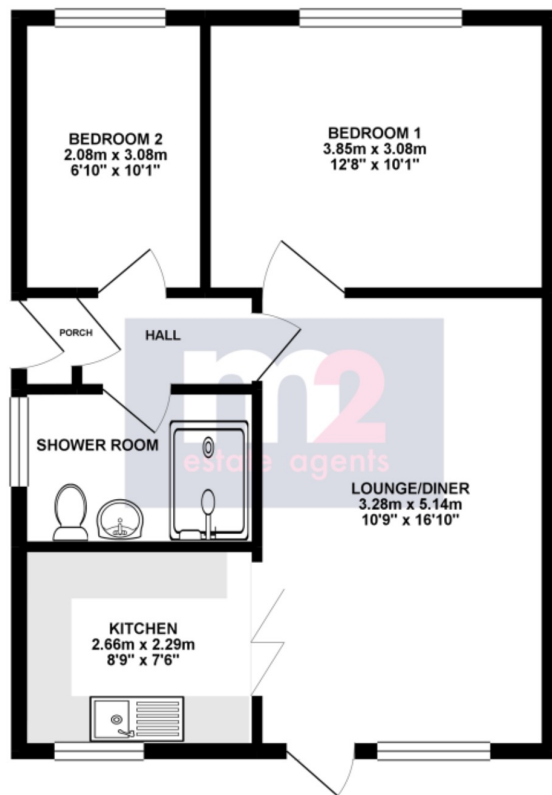
Lease details - 999 years - Ground Rent - £15.75 per year.

Services:

Council Tax Band:
Band C

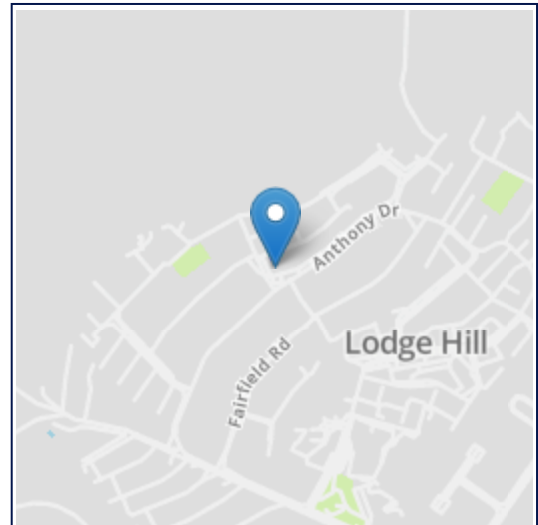


GROUND FLOOR 48.84 sq. m.
(525.71 sq. ft.)



TOTAL FLOOR AREA: 48.84 sq. m. (525.71 sq. ft.) 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 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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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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