



**Flat 17 Kingsdale Court, Stow Park Crescent,
Newport. NP20 4HS
£125,000
Tenure Leasehold**

- TOP FLOOR APARTMENT
- CLOSE TO SHOPS/BUS STOPS
- ACCOMMODATION FOR OVER 60S
- TWO GENEROUS BEDROOMS
- BALCONY WITH VIEWS OVER THE CHANNEL
- 16' WIDE LOUNGE WITH DOORS ONTO BALCONY
- SHOWER ROOM
- FITTED KITCHEN
- COMMUNAL PARKING & GARDENS
- NO UPPER CHAIN

NO CHAIN!! SPACIOUS, 2 DOUBLE BEDROOM, TOP FLOOR RETIREMENT APARTMENT FOR OVER 60s WITH LOVELY CHANNEL VIEWS, BALCONY, LIFT, INTERCOM ENTRY & 24 HOUR EMERGENCY CALL SYSTEM

Great value property ! Spacious two double bedroom retirement apartment in a prestigious central location close to shops, pharmacy and bus stops at The Handpost. There are far reaching views from the south facing rear balcony over coastal Newport and the Severn Channel including Flatholm and Steepholm. At the entrance where there is non allocated parking there is a secure ‘buzzer’ call system for entry onto the second floor. The hallway takes you through to stairs and a lift up to the fourth floor.

The accommodation comprises ; Entrance hall with storage, a shower room, two double bedrooms (one with fitted wardrobes), a fitted kitchen with granite work surfaces and a generous lounge/dining room having sliding doors onto the balcony. *Before booking a viewing please note that the apartment will require some refitting and redecoration .

Heating is via “economy 7” fixed radiators. There is a 24 hour emergency call system and communal gardens / patio to enjoy.

Leasehold with approx 60 years remaining. EPC D66. Council Tax Band C.

Vacant possession with no upper chain.

Please note there is a “ no pets ” policy in this block.

Services:

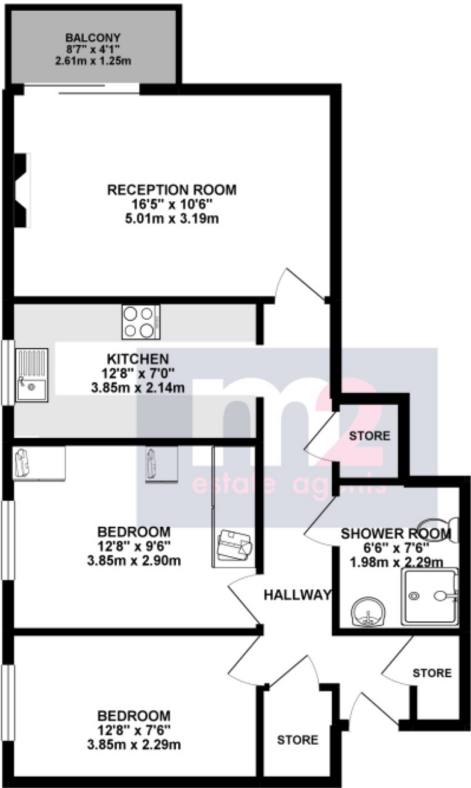
Mains electricity, water and drainage.

Council Tax Band:

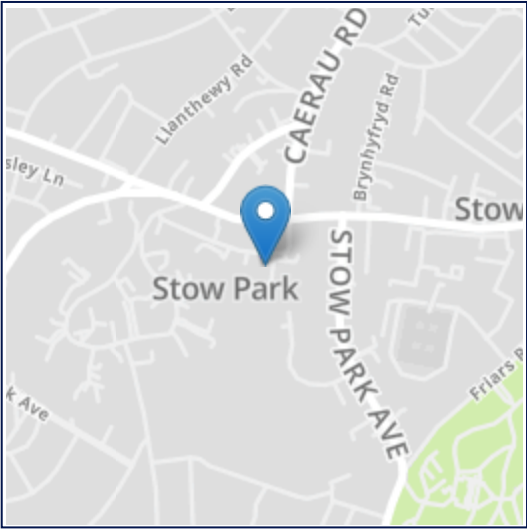
To



GROUND FLOOR



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 here 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) C		
(55-68) D	66	74
(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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