



**Cotswold Close
Newport
NP19 9DU**

Offers in Excess of £131,000

bettermove

Cotswold Close

Newport

Bettermove are proud to present this 2 bedroom flat in Newport available with no forward chain, welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 62 years remaining on the lease; the ground rent is £30 per quarter and there are no service charges.

The interior of this well presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom on the first floor of the building.

Located in the popular city of Newport, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Newport Train Station, the M4 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

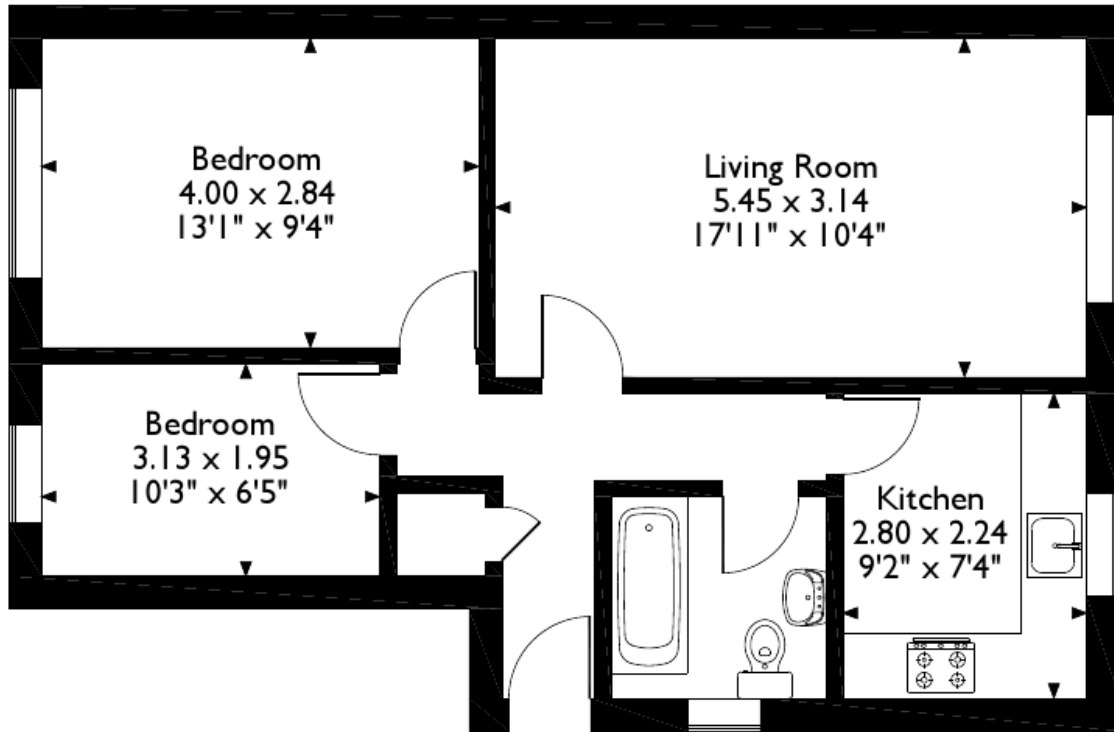
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



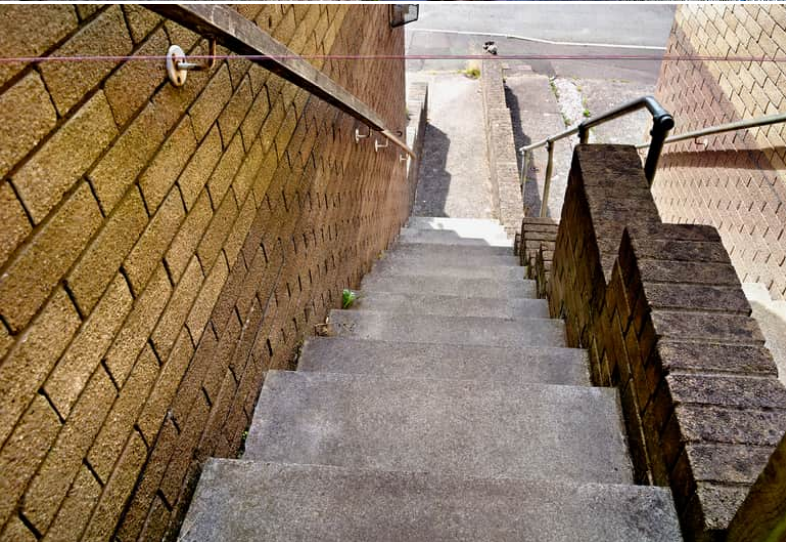
Cotswold Close, Newport, Gwent

Approximate Gross Internal Area 53 Sq M/570 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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