



42 Ariel Reach, Newport. NP20 2FP
£90,000
Tenure Leasehold

- **PERFECT STARTER HOME - IDEAL FOR FIRST TIME BUYERS**
- **OPEN PLAN KITCHEN / LIVING ROOM**
- **DOUBLE BEDROOM**
- **SHOWER ROOM**
- **ALLOCATED PARKING**
- **COMMUNAL GARDENS**
- **NO CHAIN**

NO CHAIN! FIRST FLOOR STUDIO APARTMENT WITH ONE DOUBLE BEDROOM, OPEN PLAN KITCHEN/LIVING AREA, SHOWER ROOM, ALLOCATED PARKING & GREAT TRAVEL LINKS TO JUNCTION 24 & 28 OF THE M4

Perfect for first time buyers this perfect starter home is located within walking distance to Newport City Centre, restaurants, bars, pubs, gyms as well as Friars Walk, for any additional shopping. In brief the accommodation comprises; open plan kitchen/living room, double bedroom and shower room with utility cupboard. Outside is allocated parking and well looked after communal gardens.

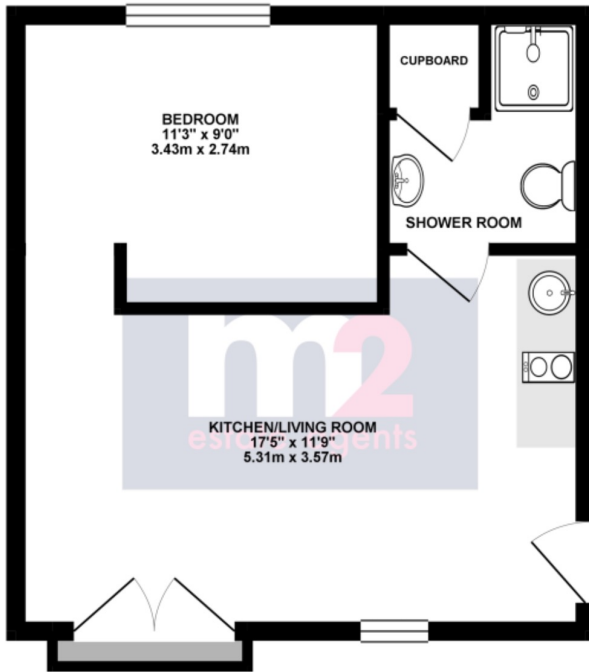
Lease details - Approx 107 years left with maintenance charge + utilities approx £218 per month.

Services:

Council Tax Band:

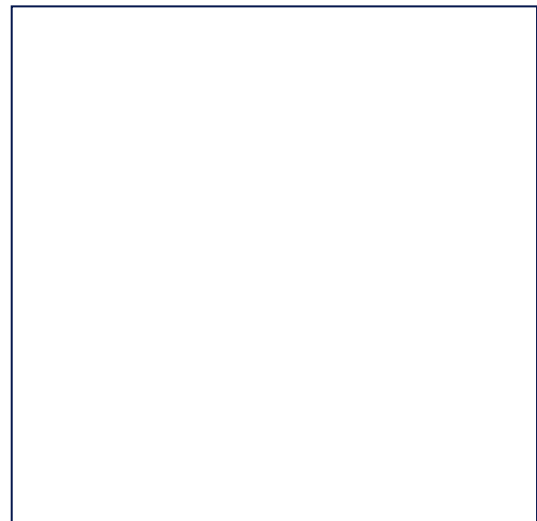
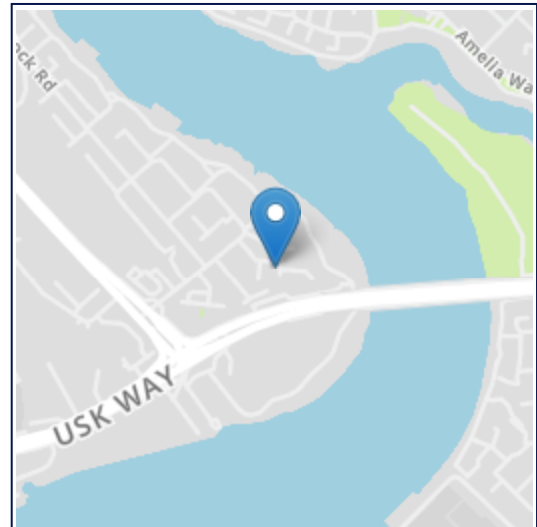


GROUND FLOOR 329.34 sq. ft.
(30.60 sq. m.)



TOTAL FLOOR AREA : 329.34 sq. ft. (30.60 sq. m.) approx.

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.
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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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