



**Flat 28 Monmouth Court, Bassaleg Road,
Newport. NP20 3EX
£110,000
Tenure Leasehold**

- **FIRST FLOOR APARTMENT**
- **SPACIOUS FIRST FLOOR APARTMENT**
- **RESIDENTS LOUNGE & LAUNDRY ROOM**
- **NO CHAIN**
- **REFITTED SHOWER ROOM**
- **JULIETTE BALCONY OVERLOOKING LOVELY GARDENS**

INDEPENDENT LIVING! ONE DOUBLE BEDROOM, FIRST FLOOR APARTMENT WITH JULIETTE BALCONY, KITCHEN, LIVING/DINING ROOM, REFITTED SHOWER ROOM WITH NO ONWARD CHAIN

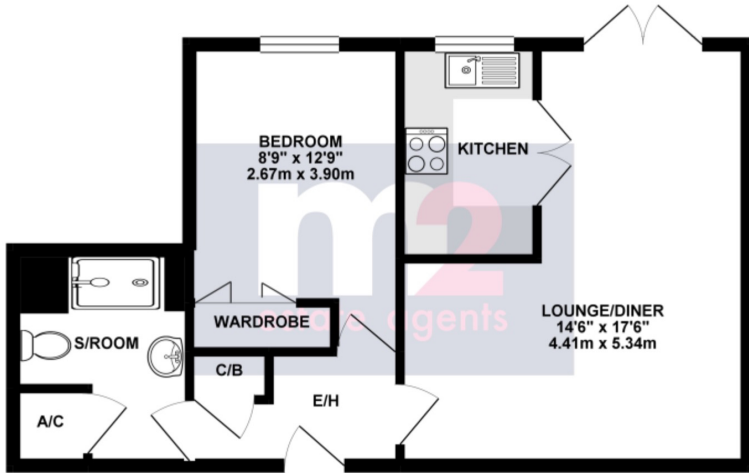
Situated just off Bassaleg Road close to shopping facilities at the Handpost, this one bedroom retirement apartment enjoys an outlook over well maintained communal gardens. Monmouth Court is a retirement complex for those over the age of 55 as a couple or 60 as a single person. On site services include a development manager with 24hr call system, video door entry system. Laundry facilities, communal lounge, parking & visitors parking. In brief the accommodation comprises: An entrance hall with storage cupboard. A good size lounge/diner with Juliette balcony enjoys an outlook to the rear. Double doors lead to a kitchenette with built in oven and hob and part tiled walls The double bedroom benefits from a built in wardrobe and there is a modern refitted shower room with airing cupboard.

Services:

Council Tax Band:

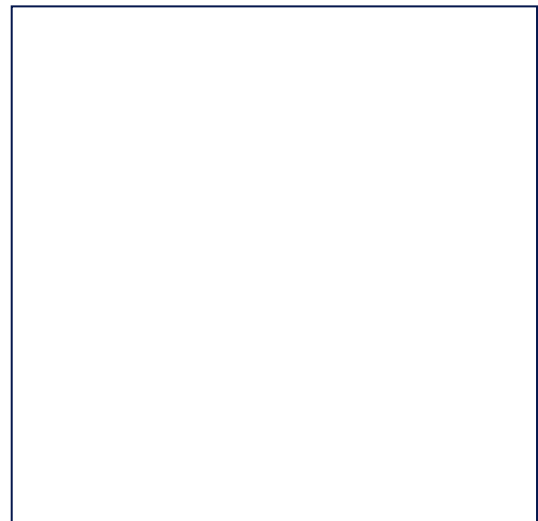
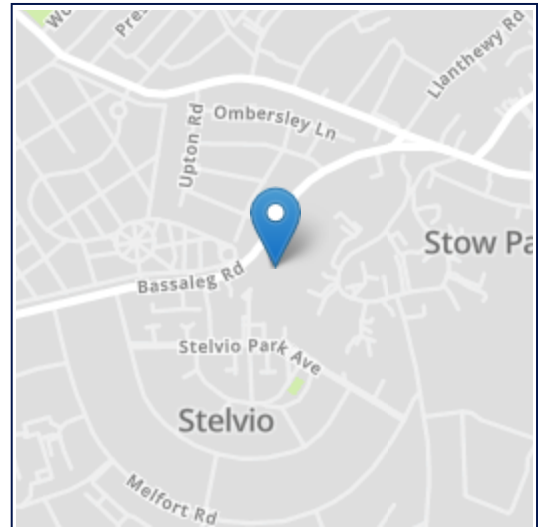


GROUND FLOOR 472.54 sq. ft.
(43.90 sq. m.)



TOTAL FLOOR AREA - 472.54 sq. ft. (43.90 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, systems and appliances shown have not been tested and no guarantee is given 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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