



**Flat 41 Home Valley House, Bryngwyn Road,
Newport. NP20 4JQ
£70,000
Tenure Leasehold**

- OVER 55S ONLY
- 1 BEDROOM FLAT
- MODERN SHOWER ROOM
- DOUBLE BEDROOM WITH WARDROBE
- LIVING / DINING ROOM OPENING TO KITCHEN
- CASH BUYERS ONLY
- BEAUTIFUL COMMUNAL GARDENS
- COMMUNAL LOUNGE AND LAUNDRY ROOM
- SECURE INTERCOM ENTRY SYSTEM & LIFT ACCESS
- CONVENIENT LOCATION CLOSE TO RISCA ROAD

NO CHAIN! OVER 55's ONLY! ONE DOUBLE BEDROOM FLAT WITH LIVING/DINING ROOM, KITCHEN, MODERN SHOWER ROOM, INTERCOM ENTRY SYSTEM, LIFT, COMMUNAL LOUNGE, LAUNDRY ROOM IN BEAUTIFUL GARDENS

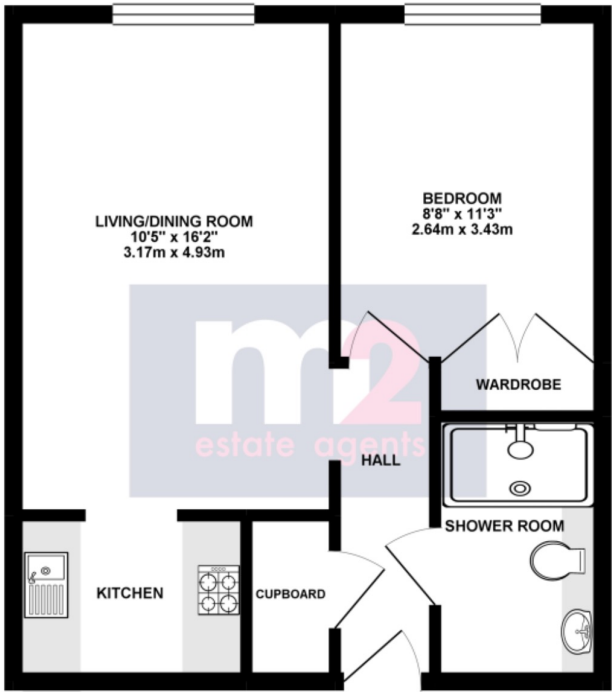
This well presented retirement apartment lies within a short distance of amenities at the Handpost shopping area and Newport city centre. The property benefits from a modern shower room and is offered for sale with no onward chain. Further accommodation includes: A communal entrance hall with lift and stairs leads to all floors: An entrance hall with security intercom and airing/storage cupboard leads to a good size lounge/diner. An open arch provides access to a kitchen. Leading from the entrance hall is a large double bedroom with built in wardrobe and a recently fitted shower room.

Communal areas include a laundry room, guest bedroom suite and day room. Maintenance costs are estimated at £2200pa, ground rent £450 pa, both paid in 2 x 6 monthly payments.

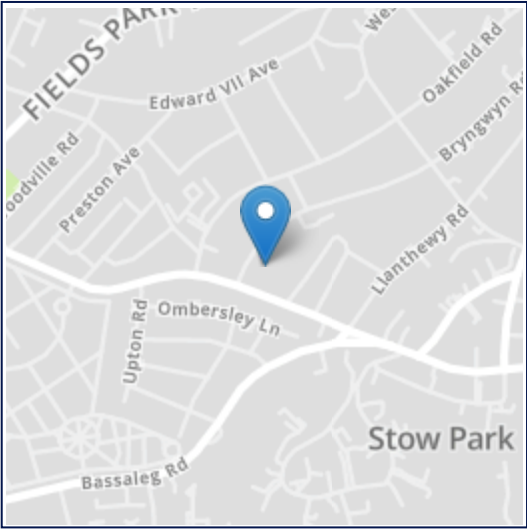
Services:
Council Tax Band:



GROUND FLOOR 409.79 sq. ft.
(38.07 sq. m.)



TOTAL FLOOR AREA : 409.79 sq. ft. (38.07 sq. m.) 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 misstatement. 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.
Made with iMeasure 6/2/2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	79	82
C		
(55-68)		
D		
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.