



**Lower East Flat Langstone Hall, Langstone  
Rise, Langstone, Newport. NP18 2JQ  
£325,000  
Tenure Leasehold**

- 2 DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- BATHROOM
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- 2 ALLOCATED PARKING SPACES
- OUTSIDE AREA
- PEACEFUL SETTING
- EASY ACCESS TO M4



A superb ground floor luxury apartment situated in this former Georgian style manor house. Situated in a peaceful parkland setting with views from the grounds and within easy access of the M4 at junctions 23 or 24. This outstanding home is one of only 10 apartments, an ideal lock up and leave opportunity lying just off Tregarn Road.

Approached via a long driveway, leading through well maintained communal gardens with two allocated parking spaces and a patio area.

A pillared main entrance opens to the entrance hall. Dual aspect, the spacious open plan living/dining/kitchen features views of the parkland setting and a built in storage cupboard. The lounge and dining area are open to a glazed recess with door to outside providing the perfect reading corner. The kitchen area has a range of built in appliances including fridge/freezer, dishwasher, washing machine, double oven, extractor and granite work surface.

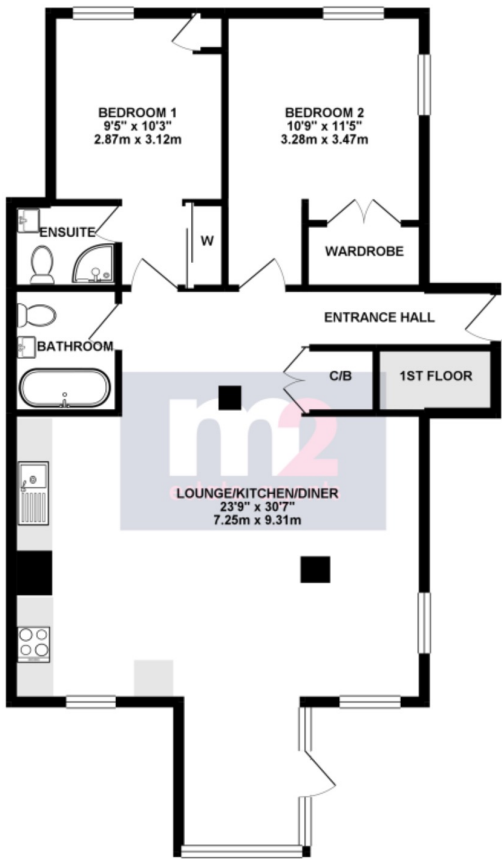
Both double bedrooms feature built in wardrobes. The master bedroom benefiting from a part tiled en-suite shower room with floating vanity sink, w/c and heated towel rail. A family bathroom serves bedroom 2 with shower over the bath, floating vanity sink, w/c and heated towel rail.

Lease 999 years, Maintenance TBC which will include buildings insurance, building and grounds maintenance.

Services:  
Council Tax Band:  
C

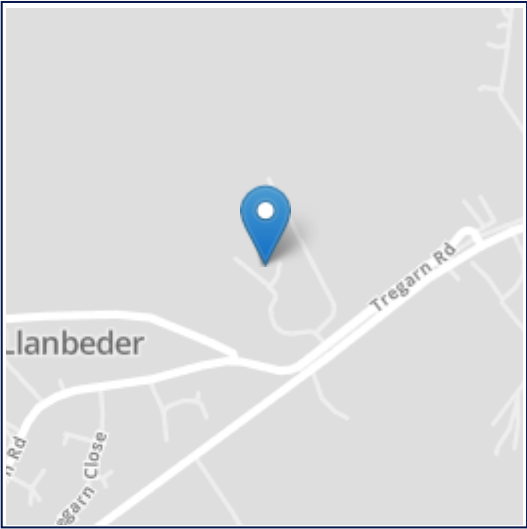


GROUND FLOOR 890.16 sq. ft.  
( 82.70 sq. m. )



TOTAL FLOOR AREA : 890.16 sq. ft. ( 82.70 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.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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