



**Parkland View Langstone Hall, Langstone
Rise, Langstone, Newport. NP18 2JQ
£350,000
Tenure Leasehold (to be confirmed)**

- SUPERB LUXURY APARTMENT IN PARKLAND SETTING
- SOUGHT AFTER LOCATION TO THE EAST OF NEWPORT
- GENEROUS ACCOMMODATION OVER 1 LEVEL
- WELL MAINTAINED COMMUNAL GARDENS WITH ALLOCATED PARKING
- ENTRANCE PORCH
- SPACIOUS OPEN PLAN LOUNGE/DINER OPENING TO MODERN KITCHEN
- UTILITY ROOM
- 2 DOUBLE BEDROOMS
- DRESSING ROOM AND EN-SUITE BATHROOM TO MASTER BEDROOM
- FAMILY BATHROOM
- NO CHAIN

A superb 1st floor luxury apartment situated in this former manor house in a highly sought parkland setting. This outstanding home is one of only 10 apartments, an ideal lock up and leave opportunity lying just off Tregarn Road, within easy access of the M4 at junctions 23 or 24.

Approached via a long driveway, leading through well maintained communal gardens with an allocated parking area.

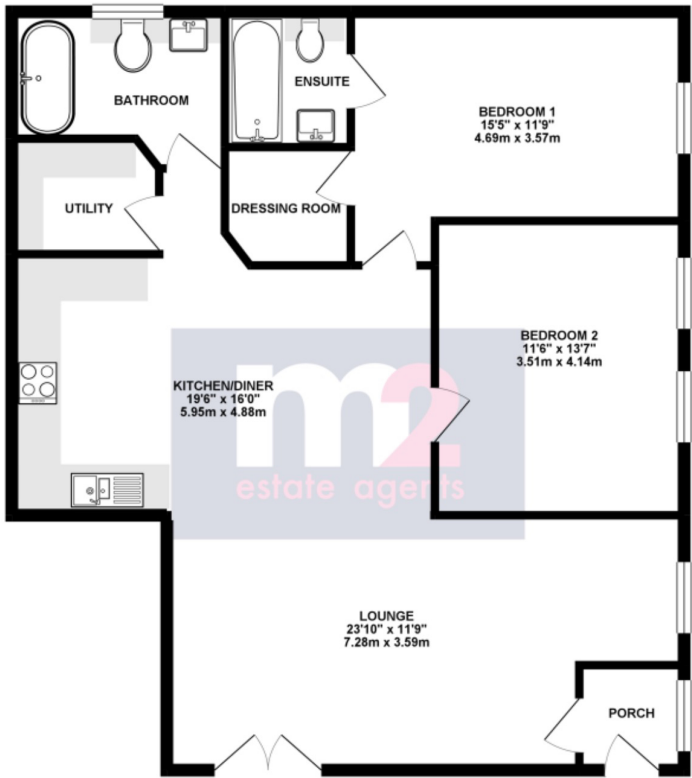
An external stair case provides access to the first floor and main entrance porch. Dual aspect, the spacious open plan living/dining/kitchen features extensive views over parkland and a Juliette balcony. The kitchen area includes an extensive range of built in appliances. A useful utility room is situated off the kitchen.

The two generous double bedrooms enjoy a south easterly outlook. The master bedroom benefiting from an en-suite bathroom & walk-in dressing room. A family bathroom serves bedroom 2.

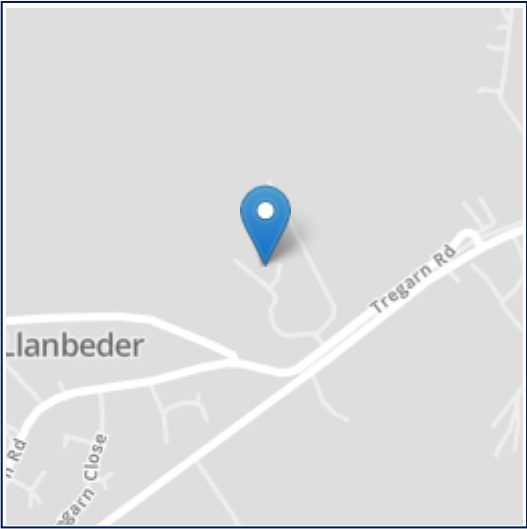
Services:
Council Tax Band:
C



GROUND FLOOR 1002.07 sq. ft.
(93.10 sq. m.)



TOTAL FLOOR AREA : 1002.07 sq. ft. (93.10 sq. m.) approx.
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Made with Mapbox 8/20/22



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

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