

**Flat 1 The Da Vinci, Copper Dome Mews,
Newport. NP19 0PX
£165,000
Tenure Leasehold**

- MODERN GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM
- SPACIOUS ENTRANCE HALL
- MODERN BATHROOM
- ALLOCATED PARKING & INTERCOM ENTRY SYSTEM
- BALCONY
- WALKING DISTANCE OF ALL AMENITIES & NEWPORT CENTRAL RAILWAY STATION
- PERFECT FOR FIRST TIME BUYERS/DOWNSIZING/RETIREMENT

69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

IDEAL FOR FIRST TIME BUYERS!! STYLISH, SPACIOUS, 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM, BATHROOM, ALLOCATED PARKING WITHIN WALKING DISTANCE TO NEWPORT CITY CENTRE

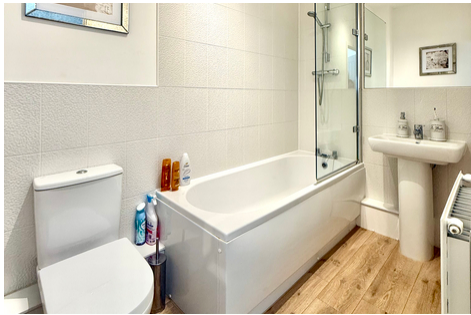
Located on the banks of the River Usk within walking distance to Newport City Centre with its variety of Shops, Restaurants, Bars, Leisure Facilities and Newport Railway Station is this stylish two double bedroom ground floor apartment which is perfect for First Time Buyers or Downsizing.

Extremely well presented throughout with accommodation briefly comprising: Entrance Hallway with large storage cupboard, Two Double Bedrooms, Bathroom and Open Plan Kitchen/Breakfast/Living Room with Corner Balcony.

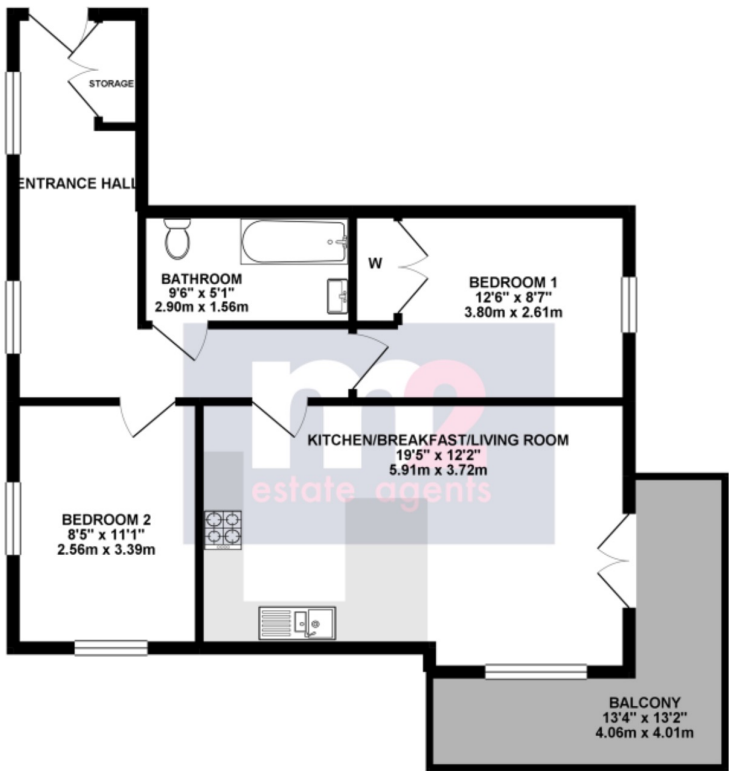
The property further benefits from having double glazing throughout, a gas combi boiler, secure intercom entry system, allocated parking and viewing is highly advised by the agents.

Lease details: 125 years from 2017, Ground Rent - £250 per year, Maintenance - Approx £105 per month.

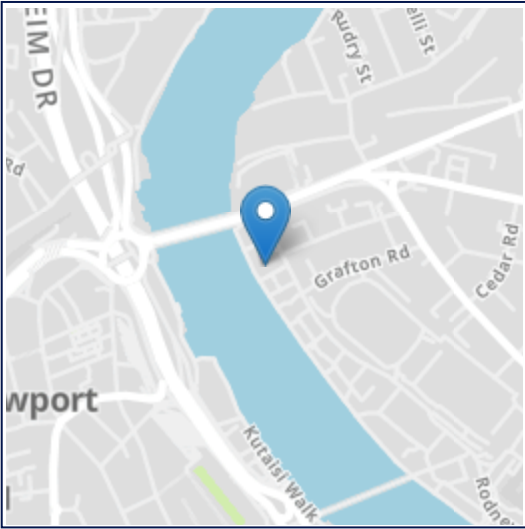
Services:
Council Tax Band:
B



GROUND FLOOR 607.86 sq. ft.
(56.47 sq. m.)



TOTAL FLOOR AREA : 607.86 sq. ft. (56.47 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 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 Metreplan 60222



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	81	81
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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