

62 Royal Oak Drive, Newport. NP18 1JD
£140,000
Tenure Leasehold

- WELL PRESENTED GROUND FLOOR APARTMENT
- 2 BEDROOMS
- MODERN REFITTED KITCHEN
- LOUNGE/DINER
- PLENTY OF STORAGE
- SHOWER ROOM
- COMMUNAL GARDENS & PARKING
- FRONT PATIO SEATING AREA
- EASY ACCESS TO JUNCTION 24 OF THE M4

PERFECT FOR FIRST TIME BUYERS!!! WELL PRESENTED GROUND FLOOR APARTMENT, 2 BEDROOMS, MODERN REFITTED KITCHEN, LOUNGE/DINER, PLENTY OF STORAGE, SHOWER ROOM, COMMUNAL GARDENS & PARKING, FRONT PATIO SEATING AREA, EASY ACCESS TO JUNCTION 24 OF THE M4

A well presented ground floor apartment situated close to Chepstow Road, Caerleon village and lying within easy access of Junction 24 of the M4 making it perfect for commuting to Cardiff or Bristol.

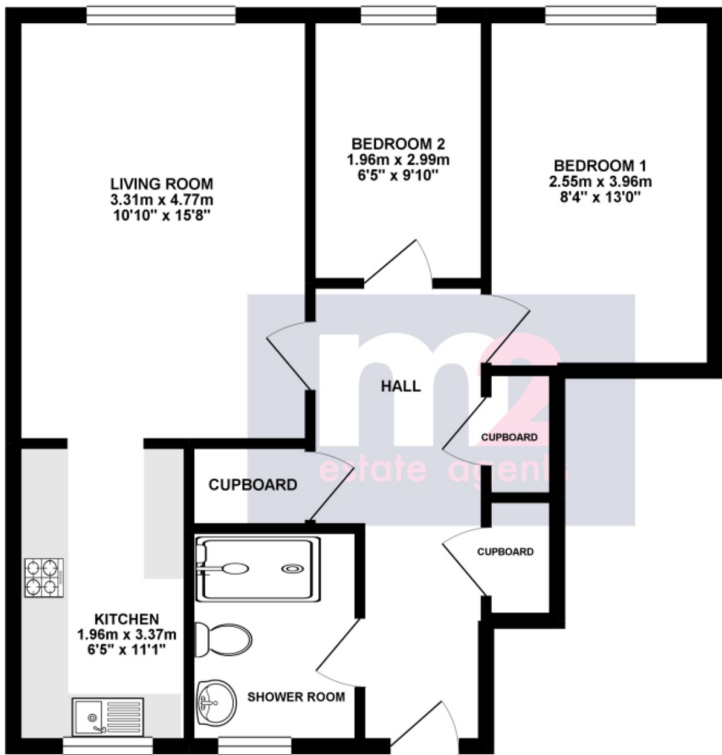
Internal inspection comes recommended by the agent to appreciate this well maintained property which is described as follows: An entrance hall with plenty of storage cupboards, spacious lounge/diner with access through to the modern kitchen which is fitted with integral appliances, 2 bedrooms & a shower room. Outside: To the rear of the property is a spacious communal garden. To the front: A patio seating area, outside storage cupboard & communal parking.

The property also benefits from having a combi boiler and UPVC windows throughout.

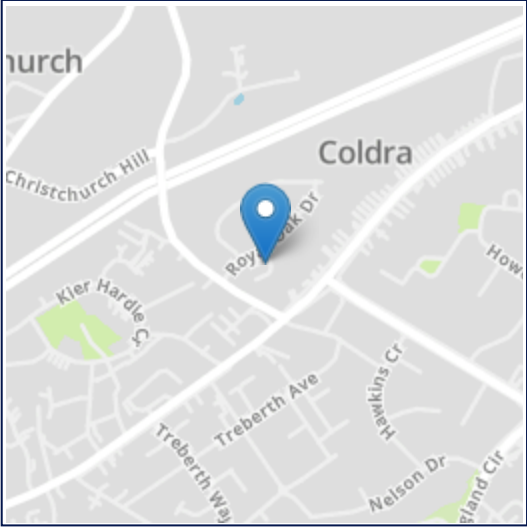
Services:
Council Tax Band:
B



GROUND FLOOR 55.27 sq. m.
(594.87 sq. ft.)



TOTAL FLOOR AREA : 55.27 sq. m. (594.87 sq. ft.) approx.
Whilst every effort 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 mis-statement. 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+) A		
(81-91) B		
(69-80) C	80	80
(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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