



**Flat 3 The Raphael, Baroque Court, Newport.
NP19 0PP
£169,950
Tenure Leasehold**

- BEAUTIFUL GROUND FLOOR APARTMENT.
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM
- EN-SUITE & FAMILY BATHROOM
- ALLOCATED PARKING
- BALCONY WITH STUNNING RIVER VIEWS
- CITY CENTRE LOCATION
- NO CHAIN

NO CHAIN, IDEAL FOR FIRST TIME BUYERS OR INVESTORS, STYLISH, 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM, EN-SUITE SHOWER ROOM, BATHROOM, ALLOCATED PARKING & STUNNING RIVERSIDE VIEWS

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 2 double bedroom ground floor apartment which is perfect for First Time Buyers/Investors or Downsizing. Extremely well presented throughout with accommodation briefly comprising: Entrance Hallway with large storage cupboard, Two Double Bedrooms, En-suite shower room, Bathroom and Open Plan Kitchen/Breakfast/Living Room with Balcony and riverside views.

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 £125 per month.

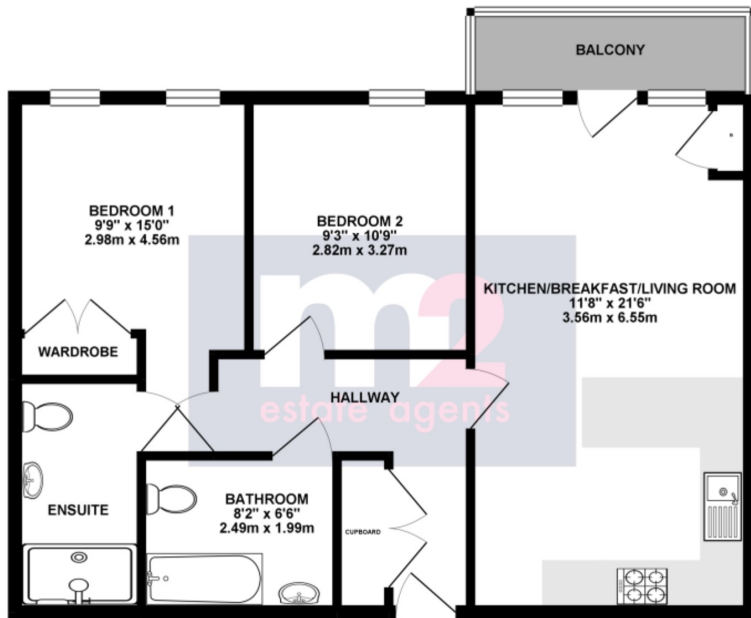
Services:

Service charge includes buildings insurance, cleaning, gardening, accountancy, lighting and electric repairs, block and estate management.

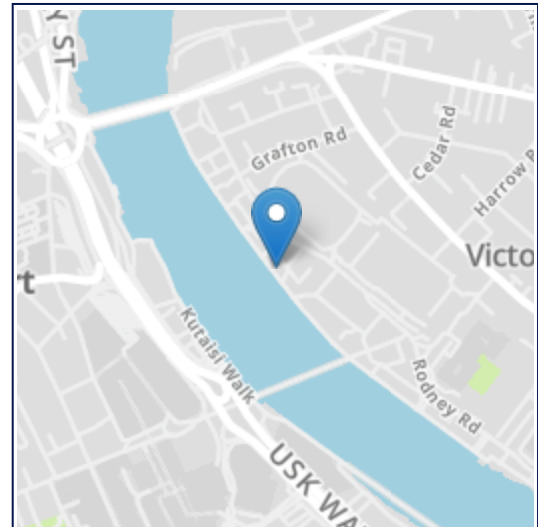
Council Tax Band:



GROUND FLOOR 660.04 sq. ft.
(61.32 sq. m.)



TOTAL FLOOR AREA: 660.04 sq. ft. (61.32 sq. m.) approx.
Unless energy related 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 a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with H2H2021 02/21



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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.

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.