

84 Amelia Way, Newport. NP19 0LR
£145,000
Tenure Leasehold

- **2 DOUBLE BEDROOMS**
- **WELL PRESENTED GROUND FLOOR APARTMENT**
- **EN-SUITE & BATHROOM**
- **OPEN PLAN KITCHEN / DINING / LIVING ROOM**
- **ALLOCATED PARKING & INTERCOM ENTRY SYSTEM**
- **NO CHAIN**
- **PERFECT FOR FIRST TIME BUYERS OR INVESTORS**
- **CONVENIENT EAST SIDE LOCATION**

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

PERFECT FOR FIRST TIME BUYERS/INVESTORS OR DOWNSIZING!! 2 DOUBLE BEDROOM, GROUND FLOOR APARTMENT WITH OPEN PLAN KITCHEN/DINING/LIVING AREA, EN-SUITE, FAMILY BATHROOM, ALLOCATED PARKING WITH NO ONWARD CHAIN

Located close to the River Usk with lovely water side walks this modern, 2 double bedroom, ground floor apartment lies off Corporation Road, close to Newport City Centre. The property offers an ideal purchase for a first time buyer/investor or someone down sizing. In brief the accommodation comprising: A communal hallway provides access to the main entrance hall with storage /airing cupboard, a good size, open plan lounge/dining/kitchen area benefits from a built in oven & hob and French doors enjoying an outlook towards the river Usk, two double bedrooms, the master having built in wardrobes and an en-suite shower room, as well as the main bathroom.

The property benefits from gas fired central heating, double glazing throughout, allocated parking & no onward chain.

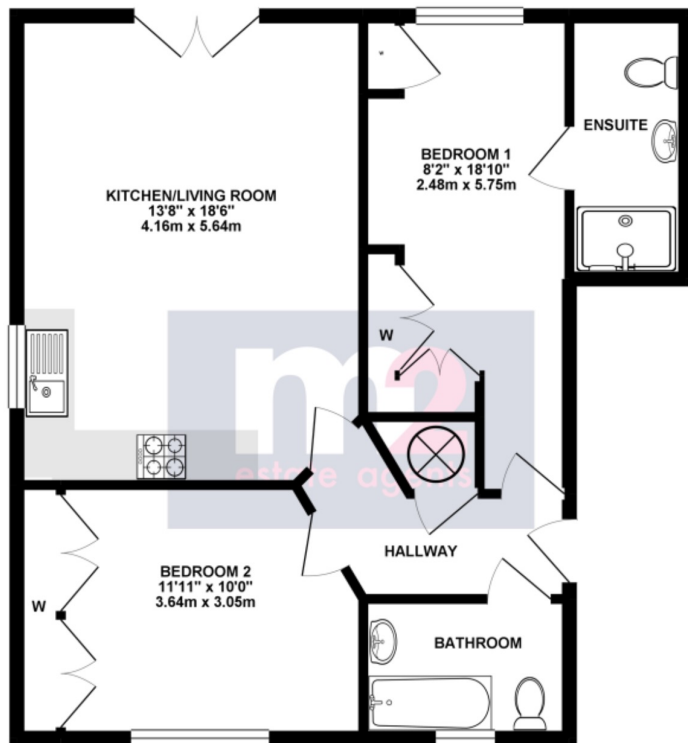
Lease details: length - 109 years left, £189.20 per month to include ground rent & service charge.

Services:

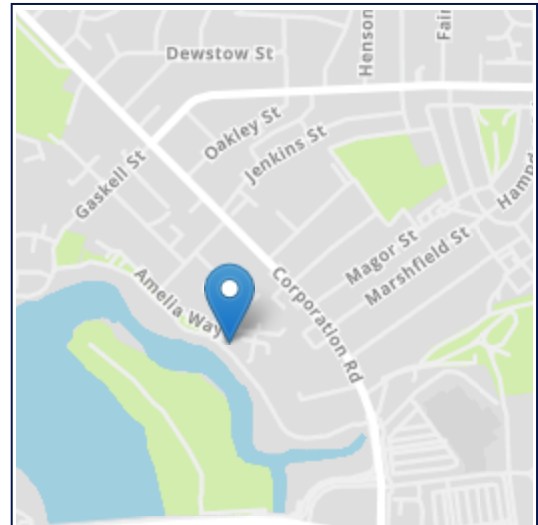
Council Tax Band:



GROUND FLOOR 668.84 sq. ft.
(62.14 sq. m.)



TOTAL FLOOR AREA : 668.84 sq. ft. (62.14 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 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.
Made with Homestyler 8/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	78	79
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 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.