



**Flat 40 Selskar Court, Usk Way, Newport.
NP20 2FW
£125,000
Tenure Leasehold**

- **STYLISH TOP FLOOR APARTMENT**
- **REDECORATED THROUGHOUT**
- **KITCHEN/LIVING ROOM WITH BALCONY**
- **DOUBLE BEDROOM WITH BUILT IN WARDROBES**
- **STYLISH BATHROOM**
- **PERFECT FOR FIRST TIME BUYERS OR INVESTORS**
- **SECURE INTERCOM ENTRY SYSTEM & LIFT ACCESS**
- **NO CHAIN**

Situated on the banks of the river Usk within walking distance to cafes, restaurants, supermarkets, gyms & Newport City Centre is this stylish, redecorated, double bedroom top floor apartment.

Perfect for first time buyers or investors the apartment benefits from accommodation briefly comprising: entrance hall with large storage cupboard, open plan kitchen/living room with doors opening to the balcony. Double bedroom with fitted wardrobes and modern bathroom with utility cupboard. Outside: Secure intercom access, gated undercroft allocated parking and once inside you have lift access.

Council Tax Band - B

Lease Details - 150 years from 2012.
Service Charge - Approximately £200 per month to include ground rent.
Services:
Council Tax Band:
B



GROUND FLOOR 459.90 sq. ft.
(42.73 sq. m.)



TOTAL FLOOR AREA : 459.90 sq. ft. (42.73 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 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 Metagen 602022



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.