



**£140,000**  
**Tenure Leasehold**

- **PERFECT FOR FIRST TIME BUYERS/INVESTORS/DOWNSIZING**
- **MODERN TOP FLOOR APARTMENT**
- **2 DOUBLE BEDROOMS**
- **LIVING / DINING ROOM**
- **MODERN KITCHEN & BATHROOM**
- **ALLOCATED PARKING & INTERCOM ENTRY SYSTEM**
- **NO CHAIN**
- **BEAUTIFUL RIVER VIEWS**

**\*NO CHAIN!! SPACIOUS, 2 DOUBLE BEDROOM, TOP FLOOR APARTMENT WITH OPEN-PLAN LIVING/DINING ROOM, KITCHEN, FAMILY BATHROOM, ALLOCATED PARKING & LOVELY RIVERSIDE VIEWS\***

Situated in a convenient and popular location is this spacious, two double bedroom, top floor apartment. Within walking distance to all local amenities, shops, restaurants, café, gyms & with easy access to the M4 making it perfect for commuting.

Perfect for first time buyers, investors or downsizing. The property is offered for sale with no onward chain with accommodation comprising: A communal hallway with security intercom and staircase provides access to the 3rd floor. An L shaped hallway with storage cupboard leads to spacious lounge/dining room enjoying 180 degree views over the river Usk and Newport. The kitchen is fitted with a range of wall & base units, built in oven & hob again enjoying views over the river. 2 Bedrooms lead off the entrance hall as does a bathroom with shower over bath. Outside: Allocated and visitor parking.

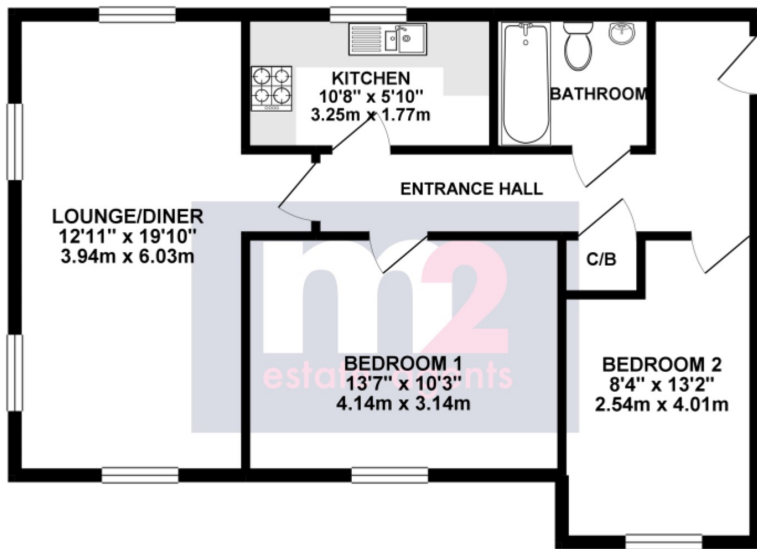
Services:

Council Tax Band:

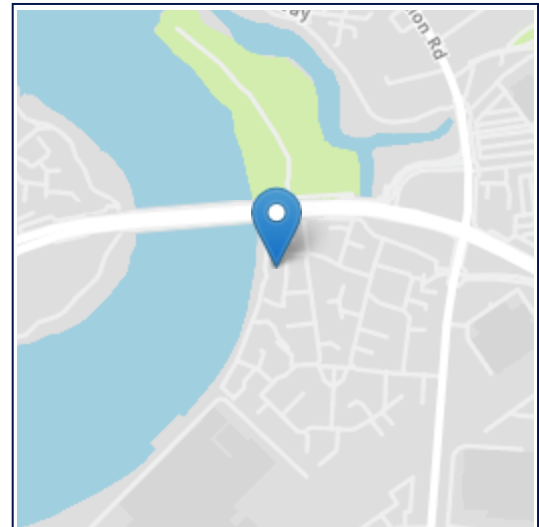
C



GROUND FLOOR 654.52 sq. ft.  
( 60.81 sq. m. )



TOTAL FLOOR AREA : 654.52 sq. ft. ( 60.81 sq. m. ) approx.  
While 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 for 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 05/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.