

18 Anson Green, Newport. NP19 9GN
£115,000
Tenure Leasehold

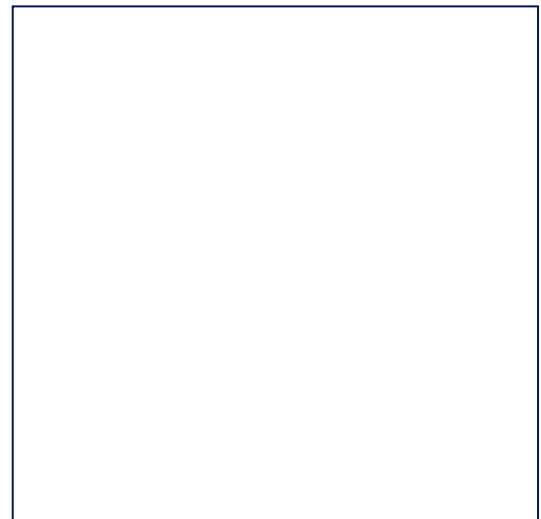
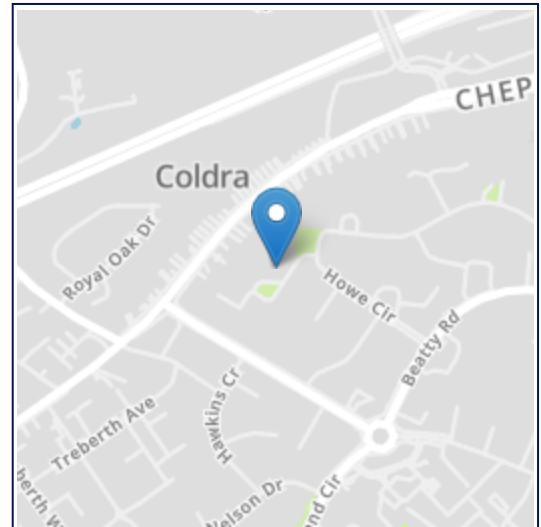
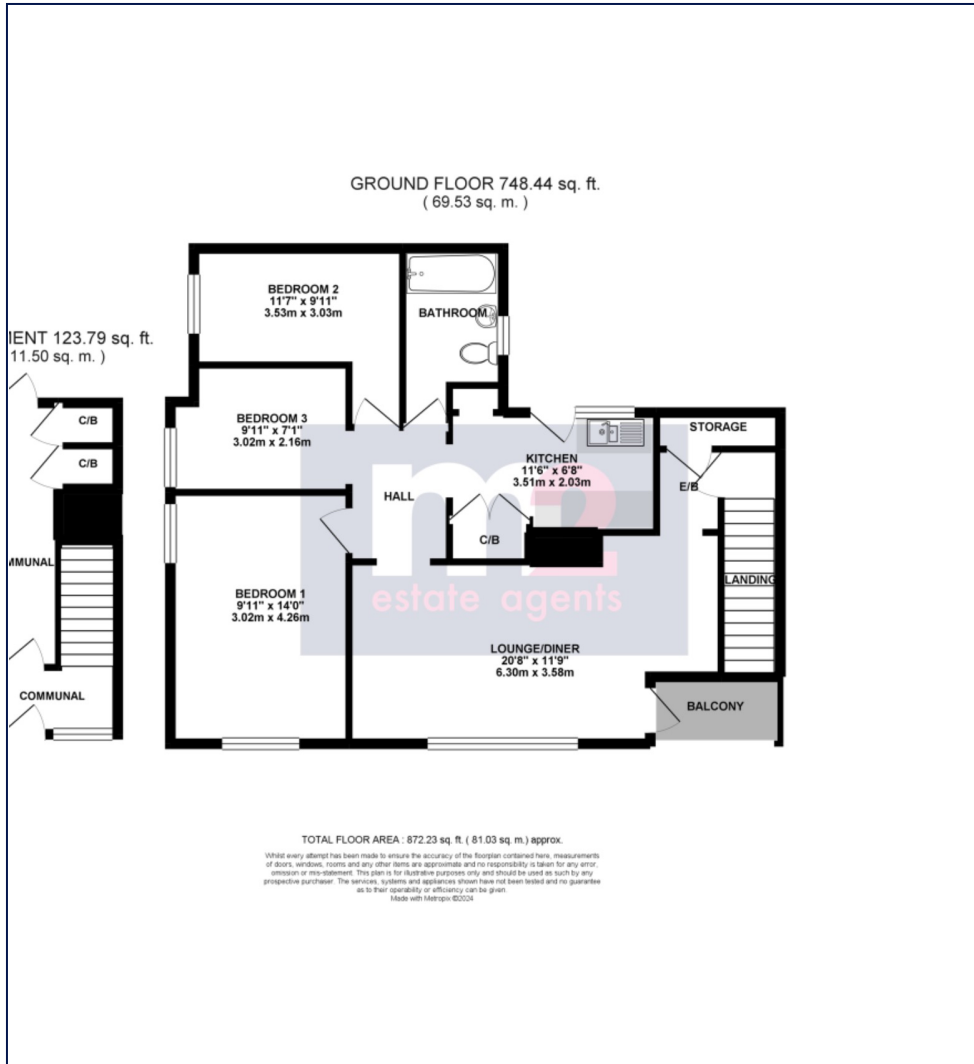
- **PERFECT FOR FIRST TIME BUYERS OR INVESTORS**
- **SPACIOUS FIRST FLOOR FLAT**
- **3 BEDROOMS**
- **LIVING / DINING ROOM**
- **BALCONY**
- **BATHROOM**
- **CLOSE TO JUNCTION 24 OF THE M4**

PERFECT FOR FIRST TIME BUYERS OR INVESTORS!! SPACIOUS, 3 BEDROOM, FIRST FLOOR FLAT WITH LIVING/DINING ROOM, KITCHEN , BALCONY & BATHROOM WITH EASY ACCESS TO JUNCTION 24 OF THE M4

Situated on the popular East Side of Newport is this three bedroom first floor flat. Located close to all local amenities, popular schools, bus routes, shopping at Newport Retail Park and The Celtic Manor whilst also having the easiest of access to junction 24 of the M4.

In brief the accommodation comprises: To the ground floor: a communal hallway with access to the rear yard, storage cupboards, stairs to the first floor: A lobby leads to a large lounge/dining room with balcony and window to front. An inner hallway leads to the kitchen, again with balcony, storage cupboards and recess for fridge freezer. Three bedrooms also lead off the inner hall as does the bathroom with shower over bath.

Services:
Council Tax Band:



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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (18 Anson Green, Newport, NP19 9GN) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____