



**Flat 23 Kings Court
High Street
Newport**



SOLD WITH SITTING TENANT (DETAILS WITHIN THE LISTING)

- SOLD WITH SITTING TENANT
- SPACIOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BATHROOM PLUS ENSUITE
- IMPRESSIVE OPEN PLAN LIVING AREA WITH KITCHEN
- LOVELY VIEWS OF THE RIVER USK & CASTLE RUINS
- IMPRESSIVE ENTRANCE HALL WITH LIFT ACCESS
- WALKING DISTANCE TO FRIARS WALK
- SECURE INTERCOM SYSTEM
- VIEWING ADVISED

Chain Free £155,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Kings Court, High Street, NP20 1FQ

Introduction

****LANDLORDS ONLY**** Offered for sale with no onward chain is this stylish and spacious top floor apartment, located in Kings Court just on the edge of Newport City Centre, enjoying close proximity to excellent amenities. Newport Train and Bus Station are a few minutes walk away, as well as Friars Walk; a complex of shops and restaurants.

The property is currently let to tenants on a fixed term tenancy with a current rental of £925pcm generating a healthy yield of approximately 6.9% (minus relevant service charges and ground rent)

From the front entrance, via a secure entry system, we are welcomed in to an impressive communal foyer which offers stairs and a courtesy lift up to the third (top) floor. Inside the apartment, we are immediately lead into the hallway which leads off to two large bedrooms (ensuite to bedroom 1), a bathroom and an impressive open plan lounge/kitchen/diner which has two Juliette balconies allowing in plenty of natural light and providing views of the River Usk and castle ruins.

Viewing is essential to appreciate what this superb apartment offers, further information can be found below;

Lounge/Kitchen/Diner 19'6" x 16'10" (5.96 x 5.15)

Bedroom 1 13'6" x 11'2" (4.14 x 3.42)

Ensuite 7'2" x 3'2" (2.20 x 0.99)

Bedroom 2 12'1" x 10'4" (3.69 x 3.16)

Bathroom 6'7" x 6'4" (2.01 x 1.94)

Tenure

LEASEHOLD. We are, however advised the apartment lease commenced in 2015 with a length of 125 years (meaning approximately 116 years remain) and that the annual cost for ground rent is £350 and the annual cost for the service charge is £1,158.54. Again, these details should all be confirmed by your solicitor, prior to purchase.

Council Tax

Band D

Viewings

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



Energy Efficiency Rating

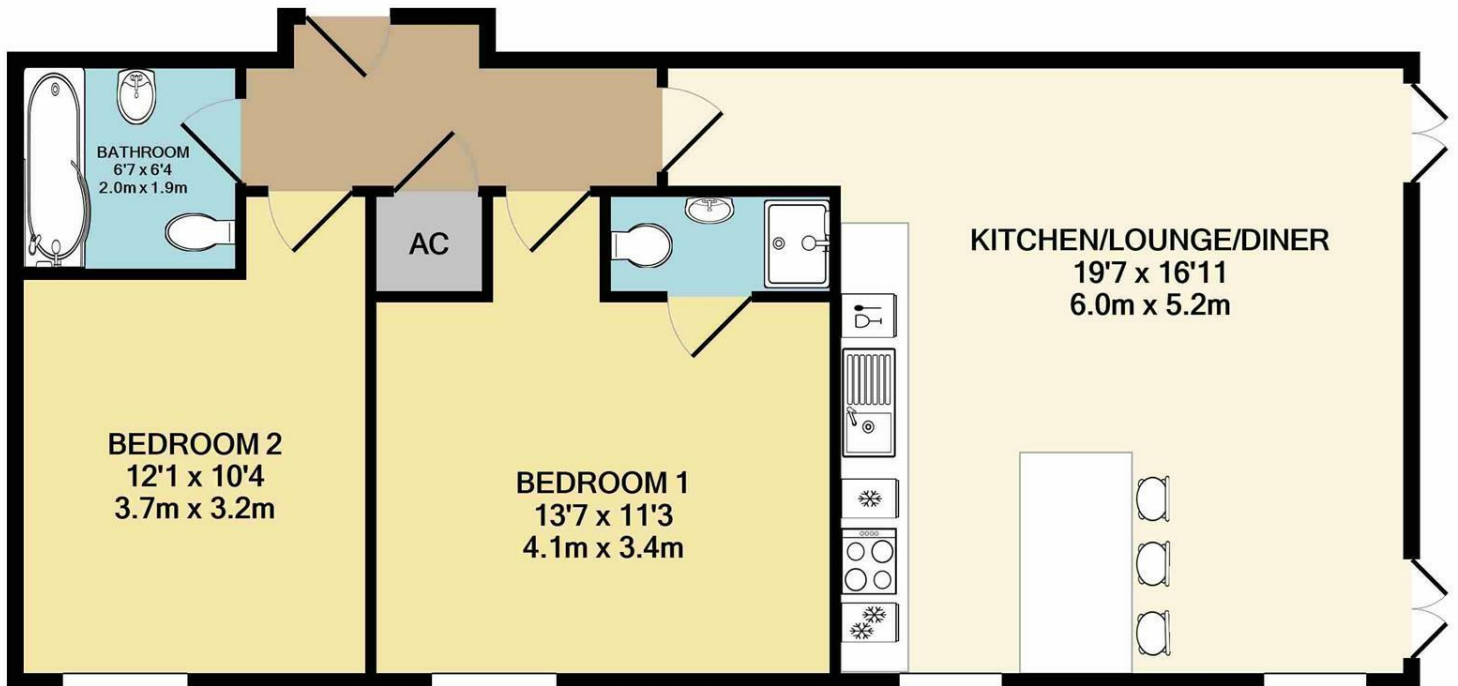
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

73

85

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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