



27 Swan Crescent Newport



TOP FLOOR TWO BEDROOM APARTMENT IN POPULAR LOCATION

- NO ONWARD CHAIN
- TOP FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- WELL KEPT COMMUNAL HALLWAYS AND GROUNDS
- INTERCOM SYSTEM
- ONE ALLOCATED PARKING SPACE
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- PERFECT FIRST PURCHASE OR BUY-TO-LET INVESTMENT

Chain Free £130,000



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

Swan Crescent, Newport, NP19 4BP

Introduction

Offered for sale with no onward chain and near to excellent amenities is this TOP FLOOR apartment within the Lysaght Village development, just minutes from shops, bus stops and main road connections.

On entering the block, the neat and tidy hallways lead up to the top floor where you'll find the apartment facing East. On entering, the hallway leads off to two bedrooms, family bathroom and an open plan kitchen/lounge/diner.

The apartment further benefits from one allocated parking space and a secure intercom entry system.

Council tax

Band C

Tenure

Leasehold. We are advised the lease of 125 years commenced in February 2017 and that the monthly service charge £119.20pm and ground rent is approximately £250pa


Viewing

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.



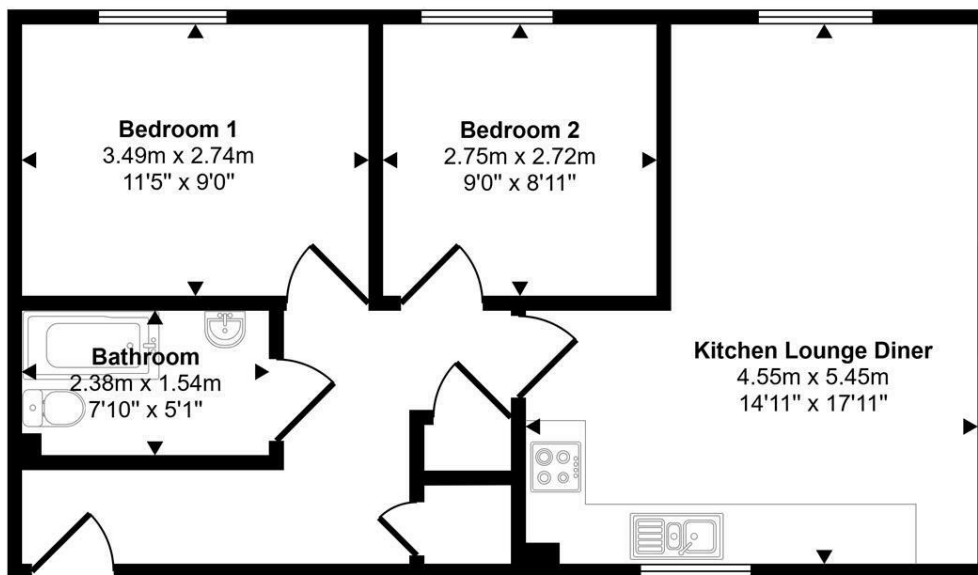
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(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 	

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 	

Approx Gross Internal Area
53 sq m / 567 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.