

## Flat 7 The Raphael Baroque Court Newport



### STYLISH FIRST FLOOR APARTMENT WITH TWO BEDROOMS AND BALCONY

- NO ONWARD CHAIN
- IMMACULATELY PRESENTED FIRST FLOOR APARTMENT
- TWO BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE TO MAIN BEDROOM
- IMPRESSIVE OPEN PLAN KITCHEN/LOUNGE/DINER
- BALCONY OVER-LOOKING THE RIVER USK
- LARGE STORE CUPBOARD IN HALLWAY
- CLEAN AND TIDY COMMUNAL AREAS
- ALLOCATED PARKING
- WALKING DISTANCE TO AMENITIES

**Chain Free £165,000**



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# **Baroque Court, Newport, NP19 0PP**

## **Introduction**

Offered for sale is this beautifully presented apartment situated on the first floor of this modern riverfront apartment block just minutes from excellent amenities. Within a few minutes walk is Newport City Centre including the Friars Walk Development where there are a range of shops and restaurants as well as a cinema and bowling complex. Newport Train and Bus Station are also both within a few minutes walk and well regarded schools and road links are just a few minutes away by car (junction 26 of the M4 motorway).

Accessed via a secure intercom entry system, stairs take you up to the first floor where you will find the apartment. Upon entry, there is a hallway (with a large store cupboard) that leads off to two double bedrooms (bedroom 1 with built in wardrobes plus ensuite), a bathroom with bath & shower and a stylish open plan kitchen/lounge/diner which has access out to a balcony providing lovely views over the River Usk.

Viewing is essential to appreciate what this stunning apartment has to offer, further information can be found below;

## **Council tax**

Band B

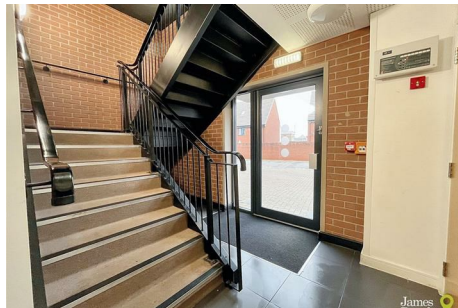
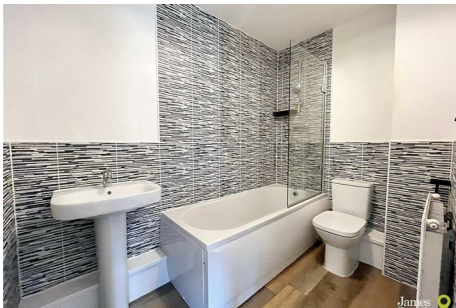
## **Tenure**

The property is leasehold with 125 years from 2016. We are advised the annual service charges are approximately £1600 and ground rent £250 however all details should be confirmed by your solicitor


## **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.



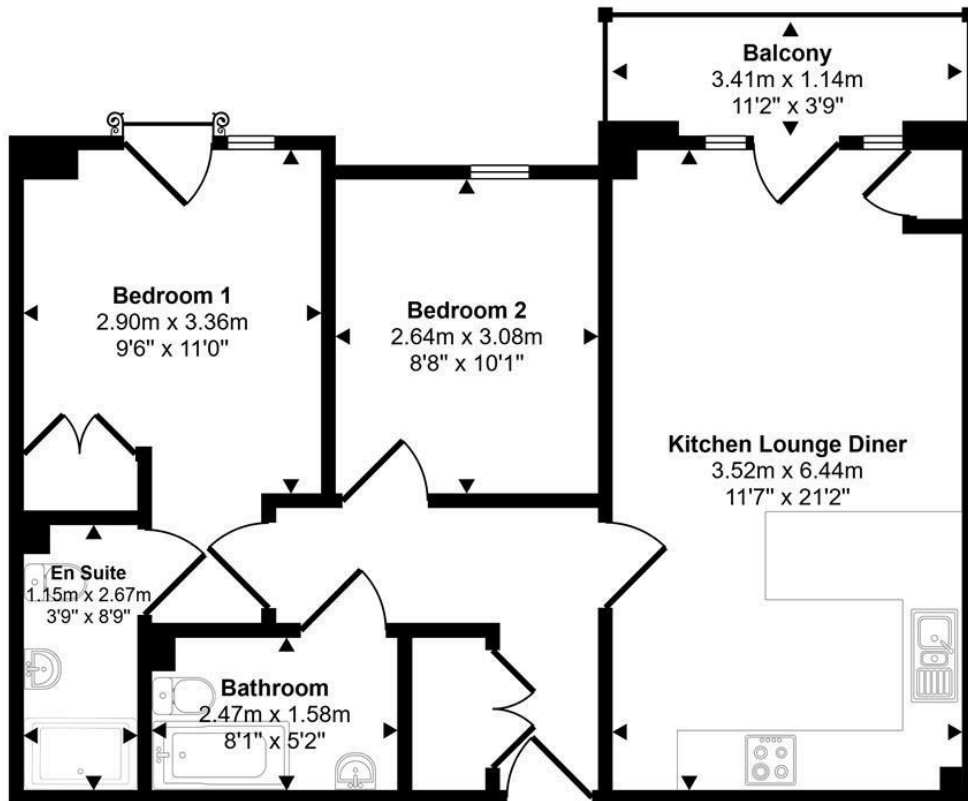
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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

Approx Gross Internal Area  
59 sq m / 640 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.