

1 Canterbury Close Newport



SPACIOUS FIRST FLOOR TWO BEDROOM FLAT WITH GARDEN

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- INDIVIDUAL ENTRANCE
- GARDEN
- SPACIOUS LOUNGE/DINER WITH SEPARATE KITCHEN
- BATHROOM WITH SEPARATE WC
- MODERN GAS BOILER AND UPVC DOUBLE GLAZING
- PLENTY OF STORAGE AREAS
- CLOSE TO AMENITIES AND MAIN ROAD LINKS
- SOME MODERNISATION REQUIRED

Chain Free £100,000



CARDIFF

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NEWPORT

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Canterbury Close, Newport, NP20 5HQ

Introduction

A rare opportunity to purchase this spacious first floor flat located in the Shaftesbury area of Newport, just minutes from amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as Newport City Centre and train station being approximately a 10 minute walk. The M4 (J26) is approximately 1.5miles away, providing an easy commute to neighbouring cities.

The flat has been well looked after and cared for over the years however some refurbishment may be required to bring the property up to a modern standard.

Accessed via it's own entrance door into the hallway, stairs lead up to the living accommodation which comprises of a good sized lounge/diner, kitchen, bathroom with separate WC and two double bedrooms with built-in wardrobes, plus a large store cupboard and attic space.

Outside, there is a free communal carpark (non-permit) as well as a low maintenance garden.

Further information can be found below or by calling our sales team

Council tax

Band B

Tenure

Leasehold. We are advised there are 85 years remaining on the lease (as at 2025). Service charge and ground rent totalled £279.45 last year


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.



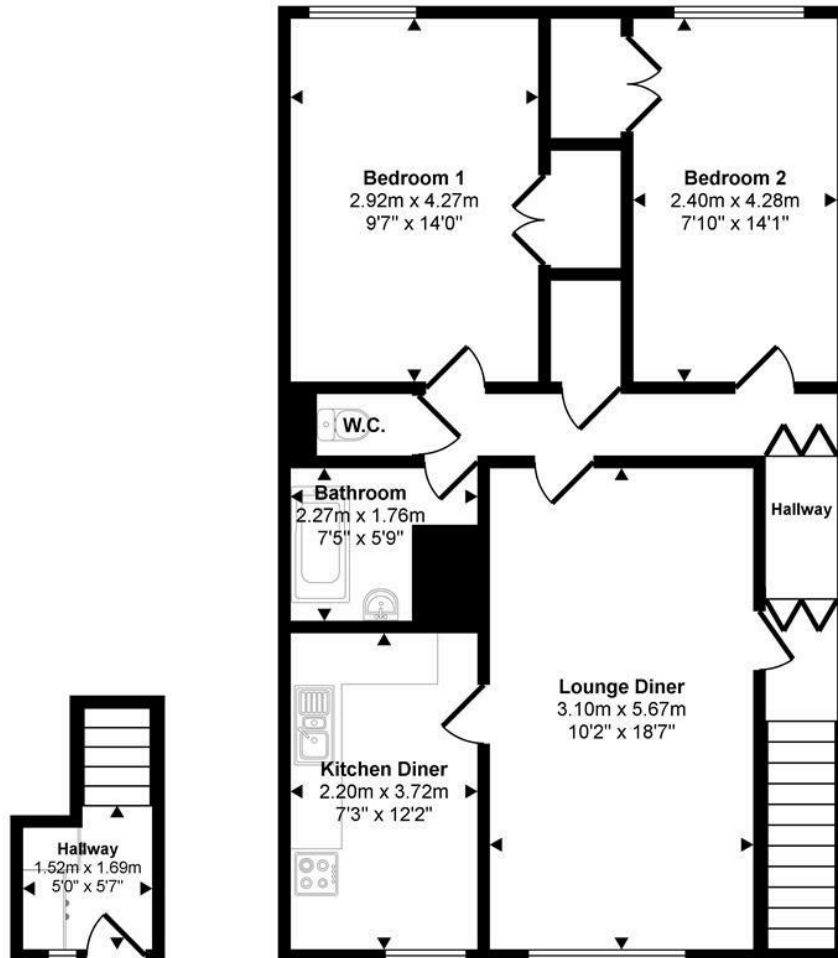
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
74 sq m / 798 sq ft



Ground Floor
Approx 3 sq m / 36 sq ft

First Floor
Approx 71 sq m / 762 sq ft

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.