

## 9 Clevedon House Newport



### SPACIOUS TWO BEDROOM FIRST FLOOR FLAT

- NO ONWARD CHAIN
- SPACIOUS FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- GOOD SIZED MODERN KITCHEN
- SECURE ENTRY SYSTEM
- ALLOCATED PARKING
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT

**Chain Free £160,000**

## **Clevedon House, Newport, NP19 8LZ**

### **Introduction**

Offered for sale with no onward chain is this nicely presented first floor flat situated in this sought after location, near to amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway being a short drive away.

Situated on the first floor of this modern block, the flat offers generous room proportions and secure entry. Inside the flat, the hallway leads off to two double bedrooms, a spacious lounge/diner, bathroom and modern fitted kitchen then, outside, allocated parking.

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

### **Council tax**

Band C

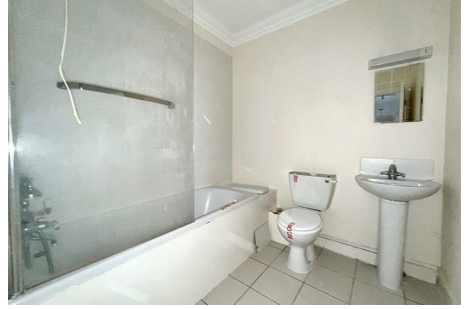
### **Tenure**

Leasehold. We are advised there are 107 years remaining on the lease. Service charges and ground rent costs to be confirmed


### **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.



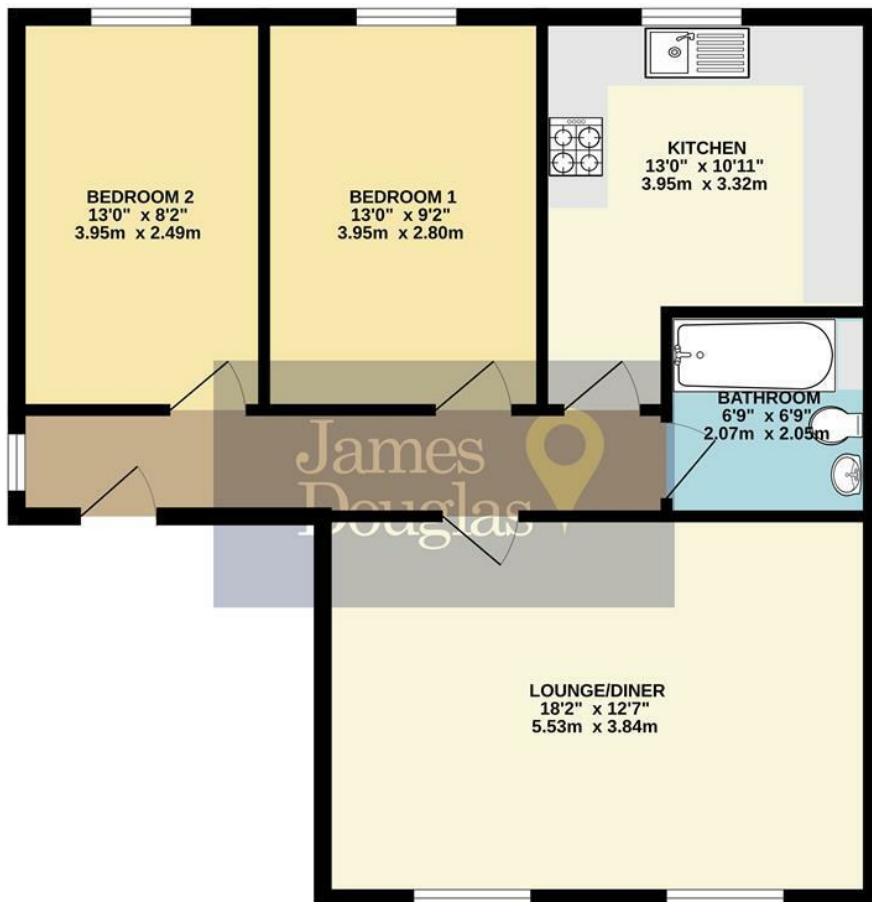
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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