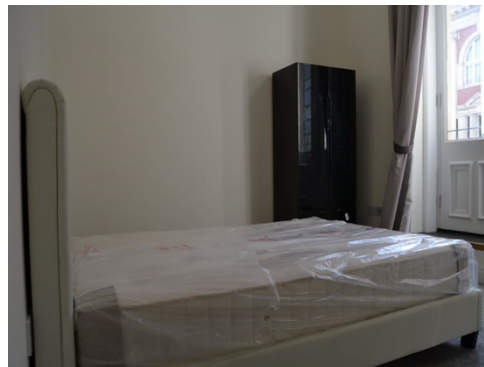




6 High Street , Newport, Gwent, NP20 1FQ
£875 pcm | Available 01 May 2025 | 1 bedroom



- **Furnished**
- **On Street Parking**
- **High Standard**
- **City Centre Location**
- **Large lounge**
- **EPC Rating E**

****AVAILABLE MAY 1st ** MODERN ONE BED APARTMENT** FURNISHED****

James Douglas are delighted to offer this wonderful apartment boasts one very large double bedroom, a good-sized open plan kitchen/ lounge, and a fully tiled bathroom suite, with a bath with overhead shower. The property is furnished to an exceptionally high standard and is ideally suited for professionals working in/commuting from the town Centre, as there is a train station and bus station within short walking distance. This stunning one bedroom apartment is situated in the heart of Newport's Town Centre inside the luxury development of Kings Court.

Monthly Rent: £875

Deposit: £975

Holding Deposit: £201

EPC Rating: E

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Welsh Water

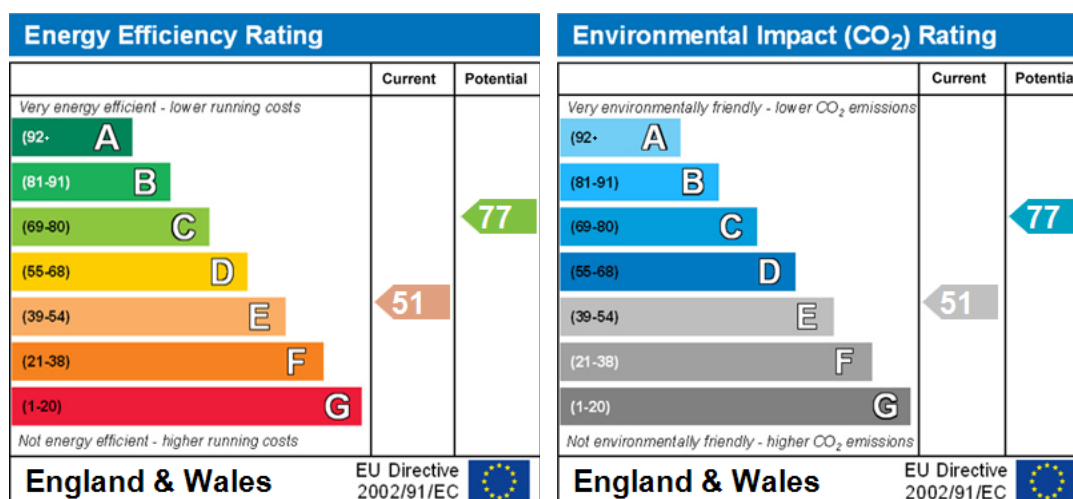
Broadband Coverage: Up to 16mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: NO METER

Parking Status: Parking nearby



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.