



## Flat 5 Ty Trist House Golden Mile View Newport



### BUY-TO-LET INVESTMENT WITH TENANT IN SITU

- LANDLORD INVESTMENT - TENANT IN SITU
- EXCELLENT YIELD
- TWO DOUBLE BEDROOMS
- LOCATED ON THE TOP FLOOR
- SPACIOUS LOUNGE/DINER
- MODERN FITTED KITCHEN
- SECURE INTERCOM SYSTEM
- ALLOCATED PARKING
- NEAR TO AMENITIES AND ROAD LINKS
- PERFECT BUY-TO-LET OPPORTUNITY

**Chain Free £140,000**



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## **Golden Mile View, Newport, NP20 3QA**

### **Introduction**

A fantastic opportunity to purchase this tenanted top floor flat situated just off Bassaleg Road in Newport, offering easy access to excellent amenities and major road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 being just around the corner, providing an easy commute to neighbouring towns and cities.

The property is currently let to reliable, professional tenants who have occupied the property since early this year (2025) on a 12 month tenancy. They have advised they are looking to remain in the property for the foreseeable making this the ideal purchaser for someone looking to start or add to their portfolio.

We are advised the current rent payable by the tenants is £925pcm bringing in a healthy yield of approximately 7%\*

On entering the flat, the hallway leads off to a spacious lounge/diner, kitchen with integrated appliances, bathroom and two double bedrooms with built-in wardrobes. There is also one allocated parking space and a secure intercom system.

(\*yield based on the purchase price being £140,000, not taking into account any service charges, ground rents or any other associated costs)

### **Tenure**

Leasehold. We are advised the lease was 125 years from January 2004, meaning approximately 104 years remaining. Annual costs equate to approximately £1570 however all figures should be confirmed by your solicitor

### **Council tax**

Band C

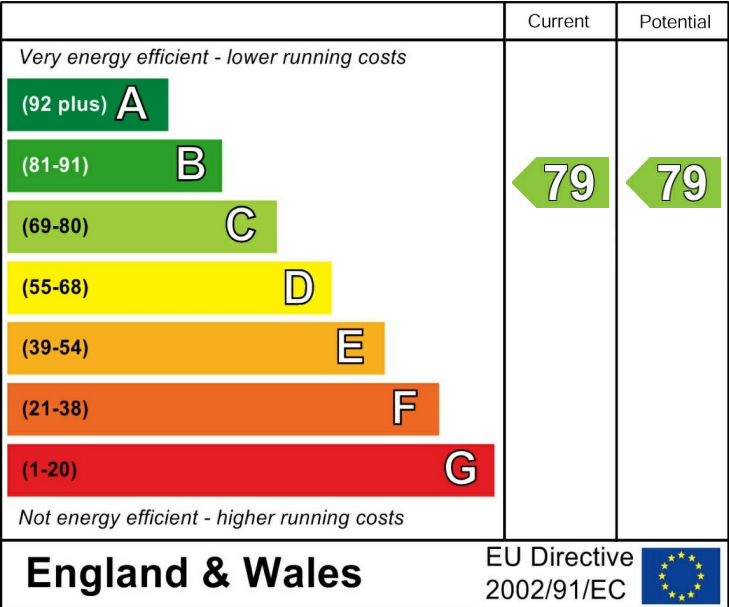
### **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

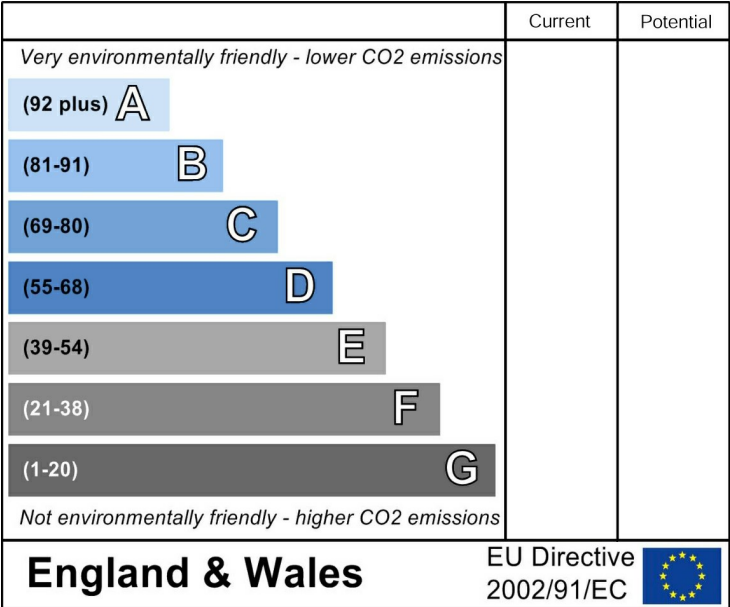
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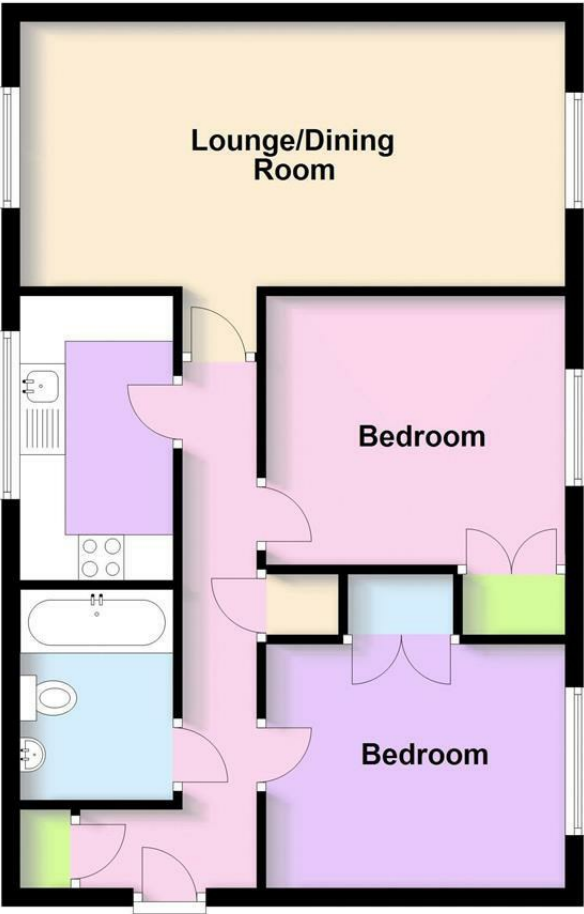
### Energy Efficiency Rating



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



### Ground Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source  
Plan produced using PlanUp.