

Flat 12 Sidney Royse House Lysaght Avenue Newport



TWO BEDROOM SECOND FLOOR APARTMENT WITH RIVER VIEWS

- SECOND FLOOR RIVERFRONT APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- RIVER VIEWS
- FAMILY BATHROOM
- ALLOCATED PARKING
- INTERCOM SYSTEM
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE OR BUY-TO-LET

£137,500

Introduction

A fantastic opportunity to purchase this beautifully presented second floor apartment situated within the modern Lysaght Village in Newport, offering easy access to excellent amenities and major road connections. Within a short walk we have shops, bus stops and well regarded schools as well as the footpath along the river leading straight into Newport City Centre. The A48 is just around the corner providing an easy link onto the M4 motorway making travelling to Cardiff, Bristol and beyond simple.

Built c.2018, the apartment offers lovely light living accommodation and benefits from off road parking. Upon entering the block we are welcomed into the well kept communal hallway where you'll find your mailbox, then stairs lead up to the first floor where you'll find the apartment which comprises two bedrooms, a bathroom and a stylish open plan kitchen/lounge/diner featuring a Juliette balcony. There are two large store cupboards located in the hallway, one of-which houses the gas combination boiler. The kitchen benefits from an integral electric oven with gas hobs, integrated dishwasher and washer/dryer, plus a breakfast bar.

Tenure

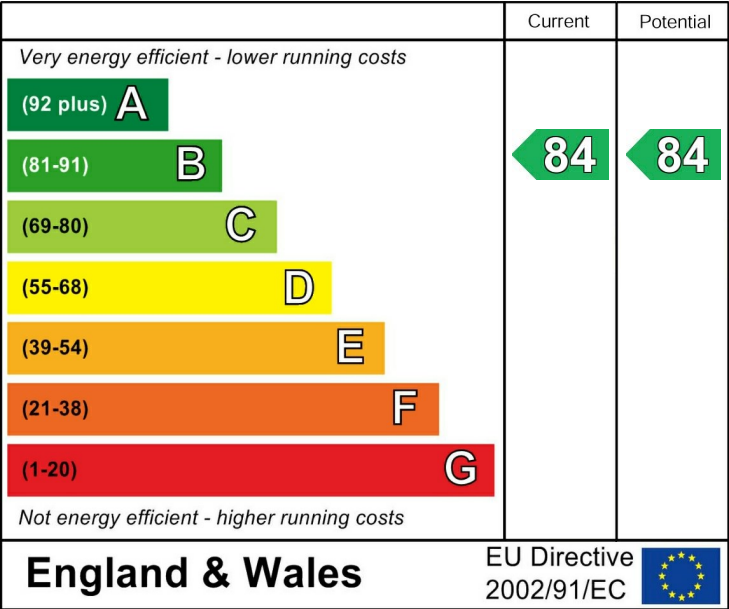
Leasehold. We are advised the flat had a 125 year lease from 2018 with a monthly cost of £140 service and £100 annual ground rent

Council tax

Band C



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

