



## Flat 22 Kings Court High Street Newport



### LARGER THAN AVERAGE ONE BEDROOM CITY CENTRE FLAT

- NO ONWARD CHAIN
- ONE LARGE DOUBLE BEDROOM
- SPACIOUS THIRD FLOOR FLAT
- LARGE OPEN PLAN KITCHEN/LOUNGE/DINER
- STYLISH BATHROOM
- JULIETTE BALCONY WITH PLEASANT VIEWS
- LIFT ACCESS
- IMPRESSIVE COMMUNAL HALLWAYS
- LOCATED IN CITY CENTRE
- IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT

**Chain Free £130,000**



#### CARDIFF

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## **Kings Court, Newport, NP19 1FQ**

### **Introduction**

Offered to the market with no onward chain and situated within the heart of Newport City Centre is this spacious one bedroom flat, just minutes from excellent amenities and main road connections.

The flat is located on the third floor of the famous Kings Court (formerly Kings Hotel) and offers generous room proportions and is well presented throughout. On entering, the hallway leads off to one large double bedroom, a luxurious bathroom and an impressive open plan kitchen/lounge/diner with Juliette balcony offering pleasant views.

Further benefits include a secure intercom/fob entry system and secondary double glazing.

### **Tenure**

LEASEHOLD. We are, however advised the apartment lease commenced in 2015 with a length of 125 years (meaning approximately 116 years remain) and that the annual cost for ground rent is £250 (payable bi-annually), £2500 annual service charge (payable bi-annually) and £516 annual buildings insurance (payable annually)

### **Council tax**

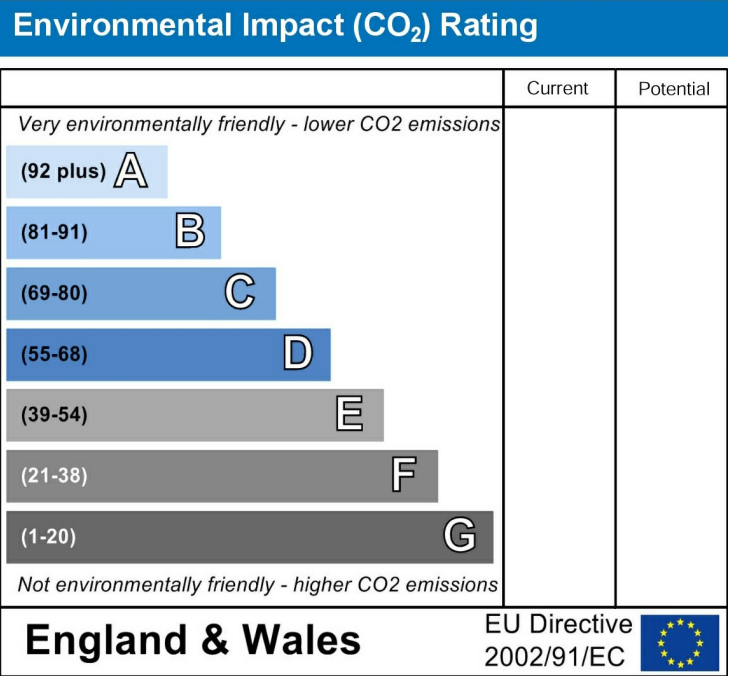
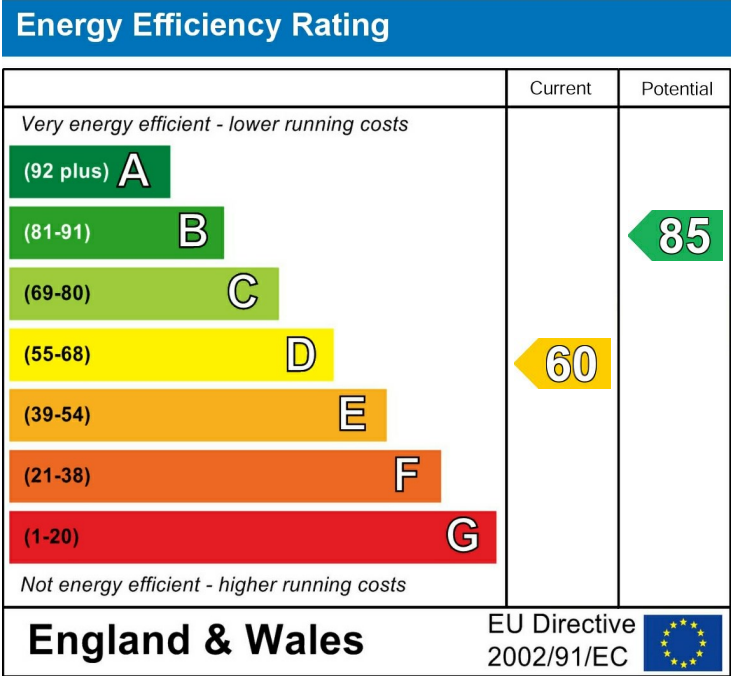
Band C

### **Viewing**

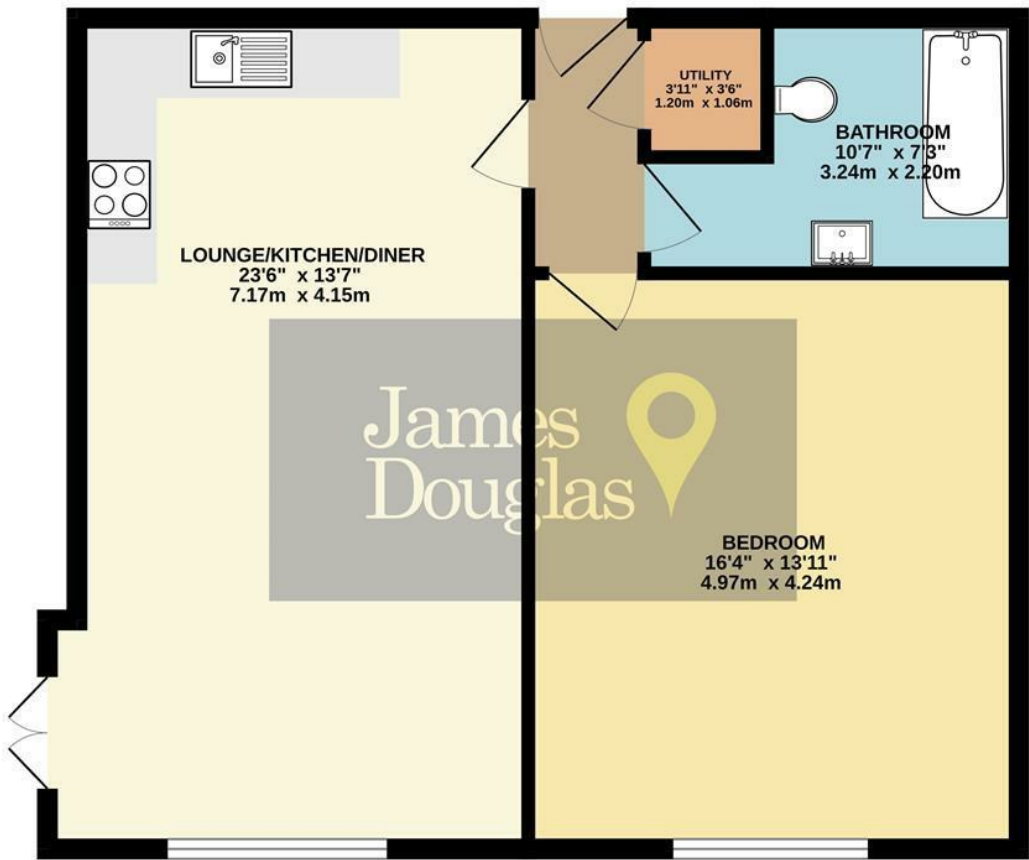
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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.





GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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