



**Abbelaine Court Laburnum Drive , Newport, NP19 9BD**  
**£775 pcm | Available 06 October 2025 | 1 bedroom**



- **Unfurnished**
- **One Bedroom Apartment**
- **Beautifully Presented**
- **Unfurnished**
- **Council Tax Band - A**
- **EPC Rating**  
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**\*\*ONE BEDROOM FLAT\*\*UNFURNISHED\*\*AVAILABLE 9TH OCTOBER\*\***

This beautiful, modern one-bedroom apartment has been finished to a very high standard.

The apartment benefits from brand new carpet, an abundance of light from large windows, a large open plan kitchen and living room and high quality fittings, and comes unfurnished for you to add your own personal touch.

This property offers allocated parking for your convenience.

The property is ideally located moments from the wealth of restaurants and shops the area has to offer. The property is also situated close to public transport links and a 15-minute walk away from Beechwood Park.

Rent: £775.00

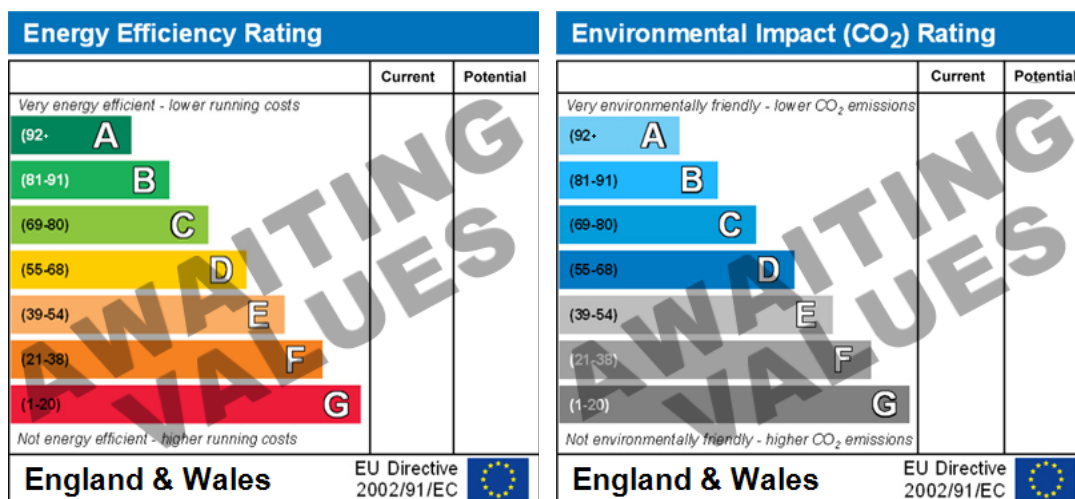
Holding Deposit: £178.00

Deposit: £875.00

EPC Rating - C

Council Tax Band - A

Building Materials: Brick



**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.**