



Abbelaine Court Laburnum Drive , Newport, NP19 9BD
£700 pcm | Available 09 September 2025 | 1 bedroom



- **Part Furnished**
-
- **EPC Rating**
[[EPCImages.EERImage.CurrentAsLetter]]

****ONE BEDROOM FLAT**UNFURNISHED**AVAILABLE 9TH SEPTEMBER****

James Douglas Sales & Lettings are delighted to offer this one bedroom flat in Newport. The flat comprises of a large open plan kitchen/living room, a great sized double bedroom and a bathroom with bath & shower. The property is only a short walk from Chepstow road which has lots of shops, takeaways and restaurants.

Rent: £700.00

Holding Deposit: £160.00

Deposit: £800.00

EPC Rating - C

Council Tax Band - A

Building Materials: Brick

Sewerage Supply: Welsh Water

Broadband Coverage: up to 80mbps

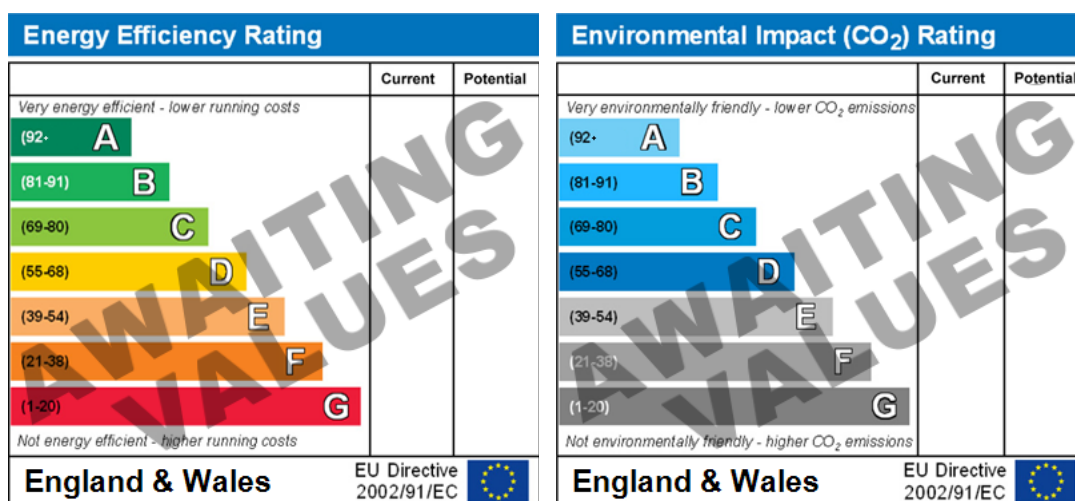
Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: Private parking

Building Safety - No known issues



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.