

1 Egmont House Alicia Crescent Newport



STYLISH AND MODERNISED GROUND FLOOR FLAT

- STUNNING AND MODERNISED GROUND FLOOR FLAT
- TWO BEDROOMS
- BATHROOM PLUS EN-SUITE
- IMPRESSIVE KITCHEN EXTENDING TO LOUNGE/DINER
- SECURE INTERCOM SYSTEM
- ALLOCATED PARKING
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- IDEAL FIRST PURCHASE, DOWNSIZER OR BUY-TO-LET
- MUST BE VIEWED TO APPRECIATE

£145,000



CARDIFF

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Egmont House, Alicia Crescent, NP20 2LH

Introduction

A superb opportunity to acquire this beautifully presented and recently modernised ground floor apartment, ideally located on Alicia Crescent. The property enjoys a highly convenient position, just minutes from a range of local amenities, excellent transport links, and major road connections including the M4 and A48. Well-regarded schools, shops, and bus routes are all within easy walking distance.

Constructed by Redrow circa 2007, the apartment has been thoughtfully updated by the current owners, featuring a contemporary fitted kitchen, refreshed décor throughout, and upgraded bathroom facilities.

The accommodation comprises a welcoming entrance hallway leading to two bedrooms, including a principal bedroom with fitted wardrobes and a stylish en-suite, a modern family bathroom, and an open-plan lounge/dining area with a sleek, well-appointed kitchen.

Externally, the property benefits from well-maintained communal gardens and an allocated parking space.

Tenure

Leasehold. Advised annual costs of £2664 for service charges and ground rents with approximately 106 years remaining on the lease.

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.



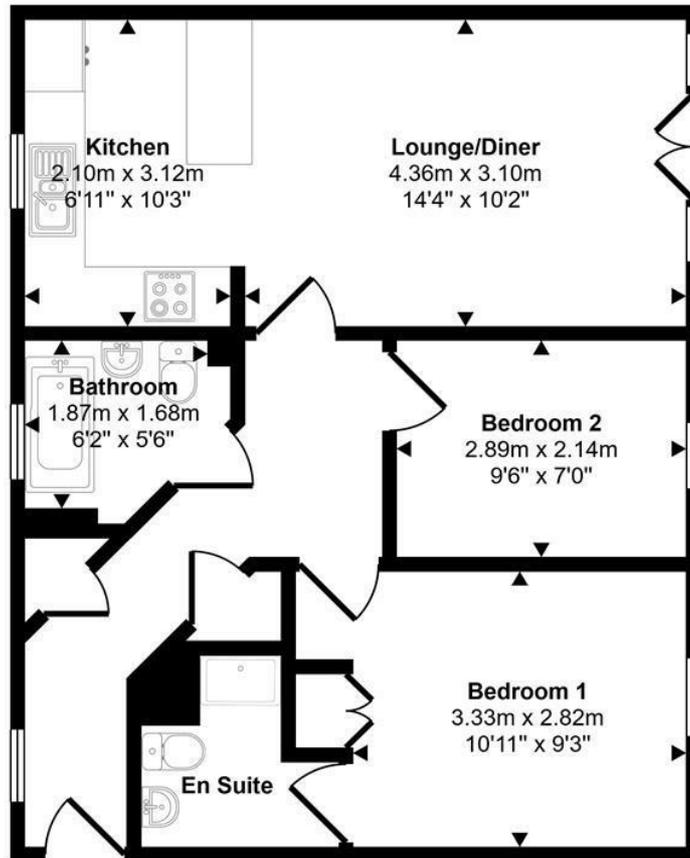
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	79	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
55 sq m / 594 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.