

## St. Stephens Court Pottery Terrace Newport



### MODERN SECOND FLOOR TWO BEDROOM FLAT IN POPULAR LOCATION

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- OPEN PLAN LOUNGE/KITCHEN/DINER
- BATHROOM
- SECURE INTERCOM SYSTEM
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- PERFECT FIRST OR BUY-TO-LET PURCHASE
- LONG LEASE

**Chain Free £85,000**



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#### NEWPORT

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# **St Stephens Court, Newport, NP20 2NX**

## **Introduction**

Offered for sale with no onward chain and situated in the popular Pill area of Newport is this second floor flat located within this modern apartment block, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as a short drive away from the A48 and M4, both providing an easy commute to neighbouring towns and cities.

Located on the second floor, the flat offers two double bedrooms, a family bathroom and an open plan kitchen/lounge/dining area as well as two store cupboards. Outside, there is one allocated parking space plus a secure intercom entry system.

The flat would make the perfect first purchase or buy-to-let investment with an approximate achievable monthly rent of £850pcm.

## **Tenure**

Leasehold. 115 years remaining, Service Charge - £2725. Ground rent £431.07

## **Council tax**

Band B


## **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.



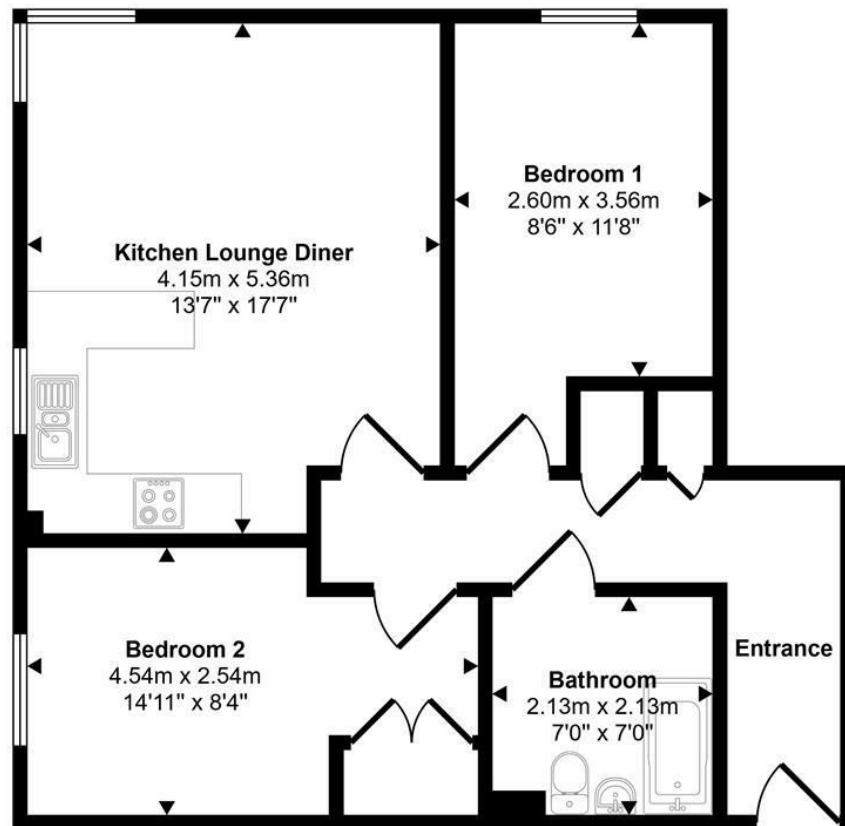
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>71</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
59 sq m / 639 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.