Whitworth House Golden Mile View
Newport

STYLISH TOP FLOOR FLAT IN POPULAR LOCATION

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- SPACIOUS LOUNGE/DINER
- STYLISH KITCHEN WITH APPLIANCES
- MODERN BATHROOM
- TOP FLOOR LOCATION
- GAS HEATING
- NEAR TO AMENITIES AND ROAD LINKS
- COMPETITIVE SERVICE CHARGES
- IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT

Chain Free £137,500

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Whitworth House, Golden Mile View

Introduction

An excellent opportunity to purchase this well-presented, top-floor apartment, ideally located just off Bassaleg Road in Newport. The property benefits from superb transport links, with easy access to the M4 motorway, making it ideal for commuters travelling to neighbouring towns and cities. A range of local amenities, including shops, bus routes and highly regarded schools, are all within walking distance.

Internally, the accommodation comprises an entrance hallway leading to a spacious lounge/diner, a stylish fitted kitchen with integrated appliances, a modern bathroom, and two generously sized double bedrooms, both benefiting from built-in wardrobes. Further features include a secure intercom entry system and an allocated parking space.

This flat would make an ideal purchase for first-time buyers looking to step onto the property ladder, while also presenting an excellent opportunity for buy-to-let investors. With an approximate achievable rental income of £900 per calendar month, the property offers strong investment potential in a sought-after and well-connected location.

Tenure

Leasehold. We are advised the lease was 125 years from January 2004, meaning approximately 104 years remaining. Annual costs equate to approximately £1570 however all figures should be confirmed by your solicitor

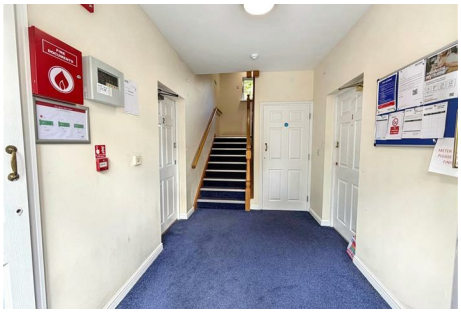
Council tax

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.



WHITWORTH
HOUSE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

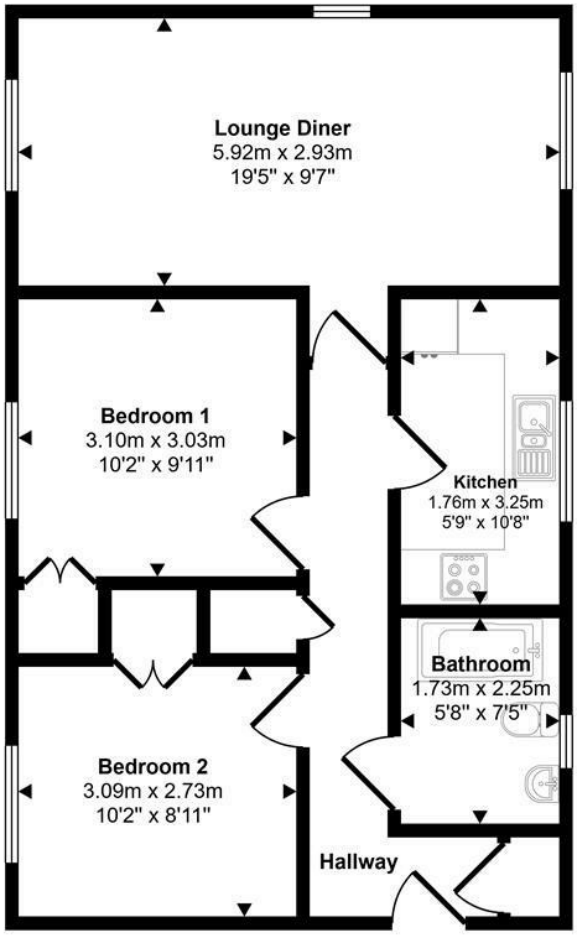
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

Approx Gross Internal Area
58 sq m / 626 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.