Fosmaen House Golden Mile View
Newport







FIRST FLOOR TWO BEDROOM FLAT IN NEED OF UPDATING.

- NO ONWARD CHAIN
- FITTED KITCHEN
- SECURE INTERCOM SYSTEM
- ALLOCATED PARKING
- SPACIOUS LOUNGE/DINER
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- CLOSE TO ALL MAJOR ROAD LINKS AND RAIL TRANSPORT
- NEAR TO LOCAL AMENITIES
- PERFECT BUY-TO-LET OR FIRST TIME BUY OPPORTUNITY

Chain Free £125,000

CARDIFF
1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP
info@james-douglas.co.uk
02920 456 444

NEWPORT
7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666

PONTYPRIDD
1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Fosmaen House, Golden Mile View, Newport NP20 3PD

Introduction

A fantastic opportunity to purchase this two bedroom first floor flat situated just off Bassaleg Road in Newport, offering easy access to excellent amenities and major road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 being just around the corner, providing an easy commute to neighbouring towns and cities.

On entering the flat, the hallway leads off to a spacious lounge/diner, kitchen with integrated appliances, bathroom and two double bedrooms with built-in wardrobes. There is also one allocated parking space and a secure intercom system.

This will be an ideal first time purchase or buy-to-let investment.

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

Viewings

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.







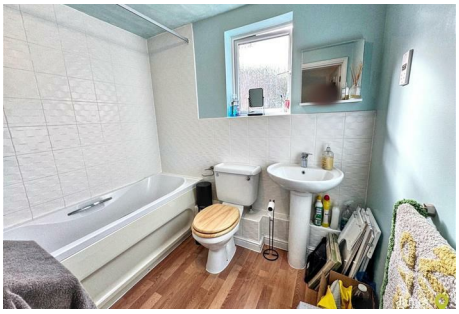














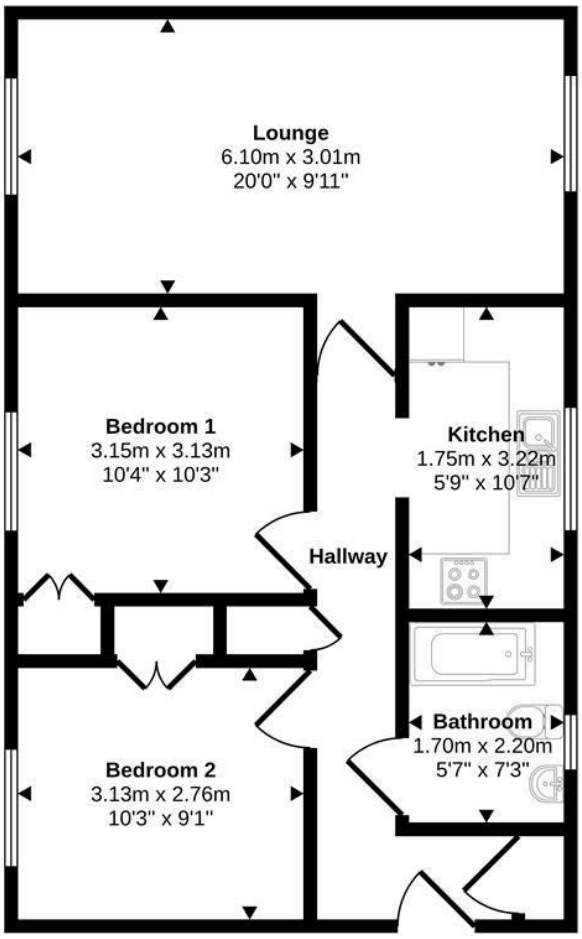
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	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
59 sq m / 640 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.