James Douglas
SALES AND LETTINGS

TO LET

Abbelaine Court Laburnum Drive , Newport, NP19 9BD
£775 pcm | Available 17 November 2026 | 1 bedroom








- Unfurnished
- Unfurnished
- Off Road Parking
- One Bedroom Apartment
- Unfurnished
- EPC Rating C

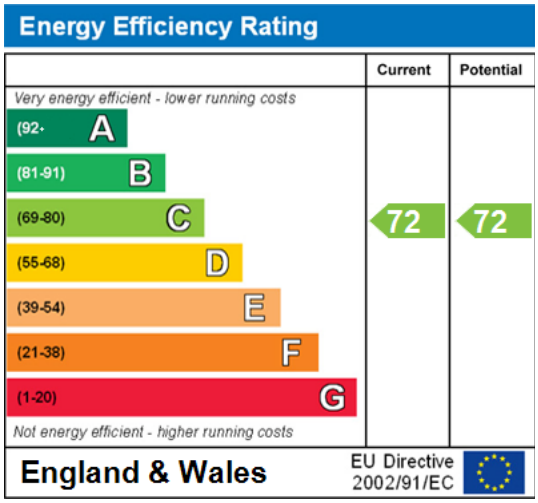
James Douglas Sales & Lettings, 7 Baneswell Road, , , NP20 4BP
01633212666

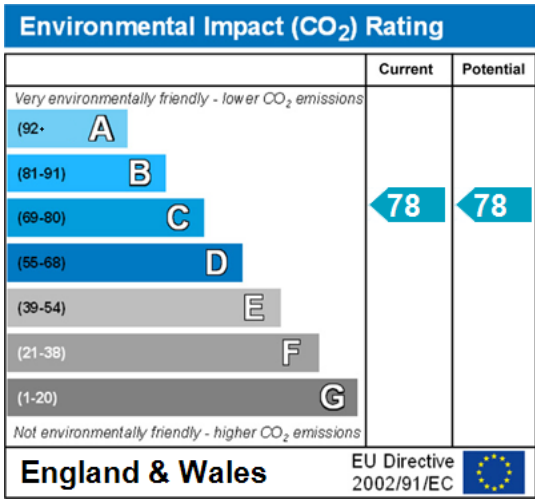
** ONE BEDROOM ** UNFURNISHED **AVAILABLE NOW** FANTASTIC LOCATION **AVAILABLE WITH NO DEPOSIT OPTION **

James Douglas are delighted to offer this fantastic 1 bedroom flat to rent. The property is in a convenient location, close to the local primary school, local amenities and transport links.. The property itself consists of a double bedroom with a built-in wardrobe, a spacious open plan kitchen/ lounge with oven and hob, and a modern bathroom with shower over bath. The flat also benefits from private parking to the rear and secure access.

Key Details

Monthly Rent: £775
Deposit: £875
Holding Deposit: £178
EPC Rating: C
Council Tax Band: A
Building Materials: Unknown
Sewerage Supply: Mains Sewarage
Broadband Coverage: Openreach, Virgin Media - 16 Mbps to 1000 Mbps
Mobile Coverage: No Known issues
Utility Supplies: Electrical supply only





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.