



**13 Audley House Mews, Newport, TF10 7BP**

**Price £79,995**

Audley House Mews is a hidden gem. This first floor open-plan studio apartment would make an ideal purchase for first time buyers or as an addition to your property portfolio.

### **Living/Sleeping Area**

Open plan L-shaped accommodation, with three double-glazed windows allowing lots of natural light into the property. The space includes a radiator, ceiling light fittings and storage cupboard.

### **Kitchen**

Fitted with a Synergie oven and Belling Fastlite hob, with facilities to add more appliances. Wood-effect wall and base units with stainless steel sink set in the countertops. Partially tiled room.

### **Shower Room**

White painted room with high ceiling, central heating radiator and frosted double-glazed window. Electric shower cubicle with tiled walls. Matching white low-level flush WC and wash basin.

### **Outdoors**

Off-road parking available and access to a shared maintained garden.

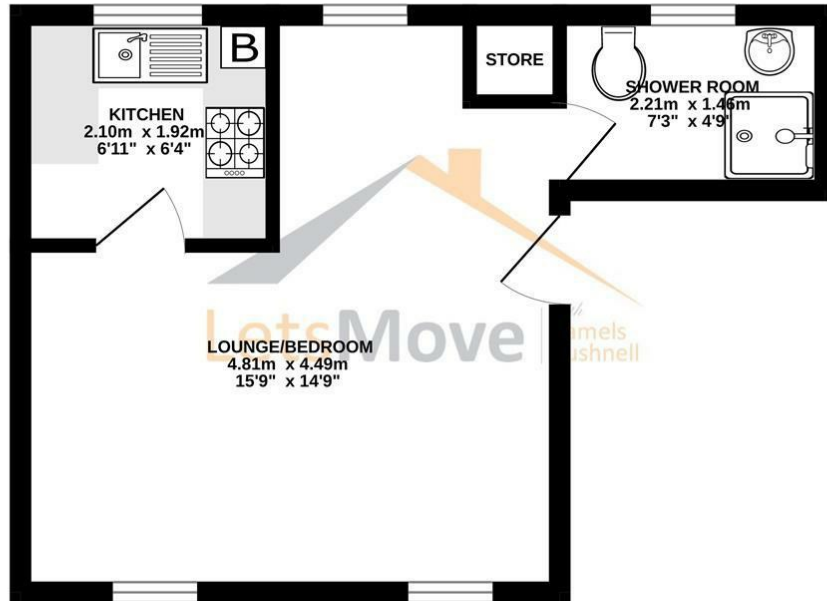
### **Agent Notes**

It is worthy of note that the property is currently tenanted.

Ground rent and service charges apply.

## Floor Plan

GROUND FLOOR  
24.8 sq.m. (267 sq.ft.) approx.

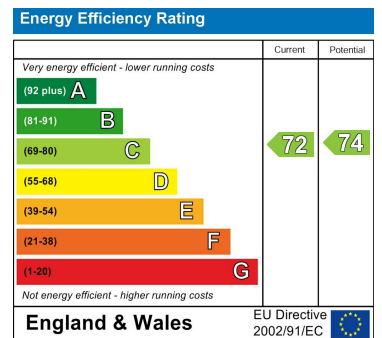


TOTAL FLOOR AREA: 24.8 sq.m. (267 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Area Map



## Energy Efficiency Graph



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