



42 Uplands Court, Rogerstone, Newport, NP10 9FW
Asking Price £107,500

****FIRST FLOOR RETIREMENT APARTMENT FOR OVER 55's IN POPULAR LOCATION****

Sage and Co are pleased to offer FOR SALE this SPACIOUS FIRST FLOOR APARTMENT set in the popular area of Rogerstone close to local amenities including shops, bus stops and a short drive away from the M4. The accommodation offers a spacious hallway leading to a good size living room, modern kitchen, shower room and two bedrooms. Further benefits include security entrance system, pleasant communal gardens, ample parking, smoke and heat detectors throughout, 24 hour emergency pull cord system and on site manager. This property is being sold with NO ONWARD CHAIN and a viewing is advised.

Lease length approx. 65 years. Charges currently total approx £170.00pcm
COUNCIL TAX BAND: B
EPC: TBC



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

MAIN ENTRANCE

Communal entrance through secure door, leading to hallway and stairs to first floor.

ENTRANCE

Enter through a wooden front door.

ENTRANCE HALLWAY

Wall mounted electric storage heater, loft access, with drop down ladder, doors to large storage cupboard with hanging rack and storage shelving (6'6" x 3'10"

LIVING ROOM

13'10" x 10'2" (4.22 x 3.11)

Double glazed box bay window to rear, electric storage heater, free standing electric fire.

KITCHEN

6'0" x 10'3" (1.84 x 3.13)

Shaker style kitchen with a range of base and wall units, rolled edged work surfaces. inset stainless steel sink unit with mixer tap over. Inset electric hob and oven with extractor hood over, plumbing for automatic washing machine, space for fridge freezer, double glazed window to rear.

BEDROOM ONE

9'6" x 9'9" (2.9 x 2.99)

Double glazed window to front, full range of fitted wardrobes, drawers and overhead storage.

BEDROOM TWO/DINING ROOM

6'7" x 9'9" (2.03 x 2.98)

Double glazed window to front, electric storage heater

BATHROOM

5'11" x 7'0" (1.82 x 2.15)

Step in shower cubicle, low level WC, vanity wash hand basin with fitted cupboards, wall and floor fully tiled, towel rail, wall heater, spotlights and extractor.

OUTSIDE FRONT

Off road parking, communal area and garden to the front.

OUTSIDE REAR

Lawned area to rear.

TENURE

We have been advised leasehold

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
68		77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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