



Apartment K Gladstone Street, Cross Keys, Newport, Gwent NP11 7PN
Guide Price £120,000

****GUIDE PRICE £120,000 TO £130,000****

****MODERN ONE BED APARTMENT *OPEN PLAN LIVING *CONTEMPORARY STYLE ENSUITE SHOWER ROOM *GOOD CENTRAL LOCATION *SECURE GATED PARKING AT REAR * WALKING DISTANCE TO TRAIN STATION****

Sage and Co are delighted to offer FOR SALE this stylish extremely well presented ONE BEDROOM SECOND FLOOR APARTMENT. This apartment is set in an ideal location close to the A467 which gives direct access southward to Newport and the M4 and northwards to the famous CWMCARN SCENIC FOREST DRIVE. The TRAIN STATION is just a short walk away which gives direct train links to both Cardiff and Newport City Centres. The apartment is of a truly high standard with SECURE ENTRANCE HALLWAY leading to each individual apartment. The apartment consists of open plan living with MODERN HIGH GLOSS FITTED KITCHEN and spacious living dining area, a good size double bedroom with MODERN ENSUITE SHOWER ROOM and utility room/storage cupboard. Further benefits include SECURE PARKING TO THE REAR with additional basement storage. This property is being sold

with NO ONWARD CHAIN and a viewing is highly recommended.

EPC RATING: D

COUNCIL TAX BAND: B



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

www.sageandco.co.uk

ENTRANCE

Enter through a solid wood front door.

ENTRANCE HALLWAY

Radiator, access to the loft, spot lighting.

BEDROOM ONE

11'10" x 10'0" (3.61 x 3.05)

Two double glazed windows to the side, central heating radiator, spot lighting.

ENSUITE

9'10" x 4'11" (3.01 x 1.51)

Step in shower/wet room, close coupled WC wall mounted wash hand basin, extractor fan, spotlights, extractor fan.

UTILITY

Plumbing for automatic washing machine, wall mounted combi boiler.

LIVING/DINER/KITCHEN

13'2" x 15'3" (4.02 x 4.66)

Open plan area comprising of a kitchen area with high gloss base and wall units with a squared edge work surface, inset stainless steel sink unit with mixer tap over, integrated electric hob and oven with extractor hood, integrated fridge/freezer, central heating radiator, two double glazed windows to the front, spotlighting.

OUTSIDE

FRONT: Secure front access with intercom system, internal hallway with fire doors leading to individual apartments and storage space on lower ground floor, double glazed windows to the rear, fire door to car park.
REAR: Gated security to car park with one allocated parking space plus additional visitors parking. Steps up to rear entrance.
LOWER GROUND STORAGE: Individual storage space with all meter cupboards

ADDITIONAL INFORMATION

£75pcm for building ins, services charges etc (all in) (APPROXIMATE)

Each person in the block owns one 11th of the share of the freehold.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	