



## Santiago Court

£150,000

- VERY WELL PRESENTED
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- ALLOCATED PARKING
- EXCELLENT ROAD LINKS
- EN SUITE
- EPC Rating: D



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## About the property

We are pleased to present this very well presented two-bedroom apartment, situated on Jamaica Circle in Newport. The property is set in an ideal location for commuters, benefiting from excellent road links leading on to the M4 for Cardiff and Bristol. You also have local amenities within walking distance such as the close by supermarket.

The property itself is located on the ground floor of Santiago Court. As you enter the hallway you have space for the storage of your shoes and coats as well as access to all of your rooms. To the end of the hall as you enter the spacious living room, a spacious and well-presented space with views out to the side and the rear of the property via patio doors. The room easily houses all your living room and dining furniture with additional space for a home office set up. From here you have an archway providing access into your kitchen area where you have wall and floor units and space for your essential large appliances with an integrated washer/dryer, oven and hob.

The apartment also contains two good sized double bedrooms and the bathroom featuring a W.C, hand basin and a bath with a wall mounted shower. The master bedroom also benefits from its own en-suite shower room.

Outside, the property offers you an allocated parking space within the private car park.

## Accommodation

### Hallway

### Lounge/Diner

20' x 17' 11" ( 6.10m x 5.46m )

### Kitchen

8' 8" x 8' 6" ( 2.64m x 2.59m )

### Bedroom One

13' 7" x 12' 4" ( 4.14m x 3.76m )

### En Suite

8' 3" x 3' 6" ( 2.51m x 1.07m )





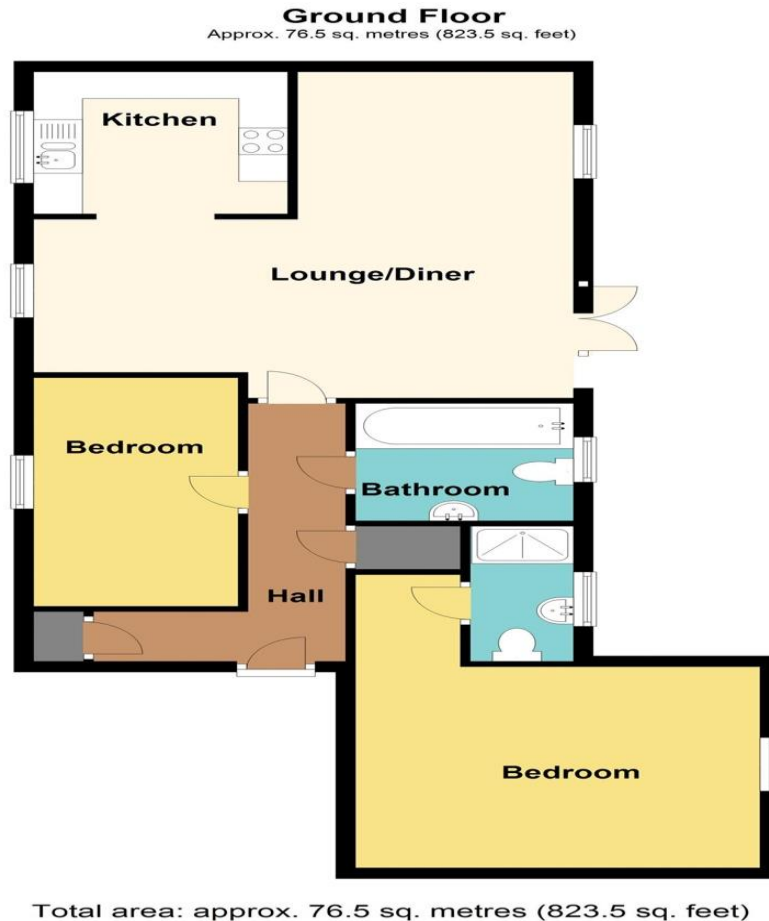
## Bedroom Two

14' x 6' 10" ( 4.27m x 2.08m )

## Bathroom

7' 4" x 7' 2" ( 2.24m x 2.18m )

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.