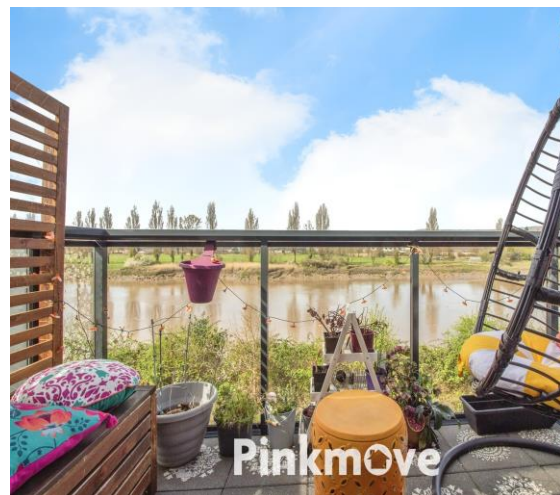




## Riverbank Avenue, guide price £160,000

- NEW PRICE NOW GUIDE £160,000 TO £170,000
- TWO DOUBLE BEDROOMS
- LOUNGE/KITCHEN
- BALCONY OVERLOOKING THE RIVER
- ALLOCATED PARKING
- EPC Rating: B



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01633 746088  
team@pinkmove.co.uk



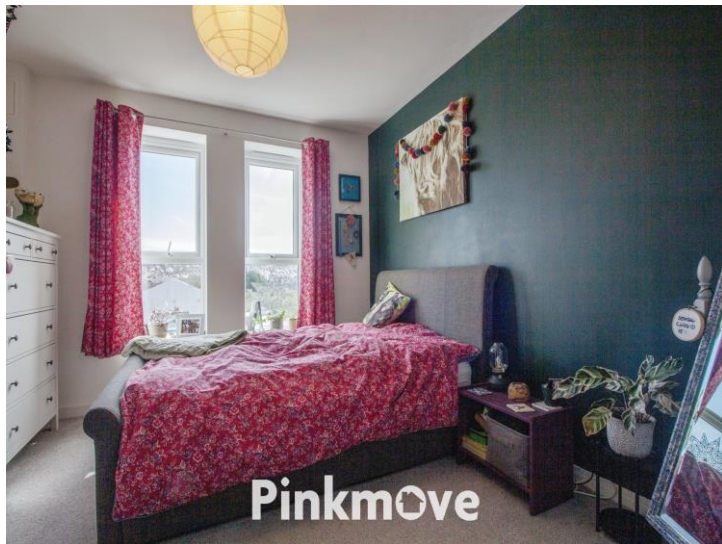


## About the property

A beautiful two double bedroom apartment with balcony, strategically situated near Newport city centre. A fantastic find in a bustling area, it is ideal for anyone seeking the advantages of city living with easy access to walking routes, public transport, and local amenities.







## Accommodation

### Hall

### Lounge/Kitchen

12' 2" x 20' 9" ( 3.71m x 6.32m )

Max Measurements

### Bedroom 1

12' x 10' 6" ( 3.66m x 3.20m )

Max Measurements

### Bedroom 2

9' 1" x 10' ( 2.77m x 3.05m )

### Bathroom

7' x 6' 3" ( 2.13m x 1.91m )

Max Measurements

01633 746088

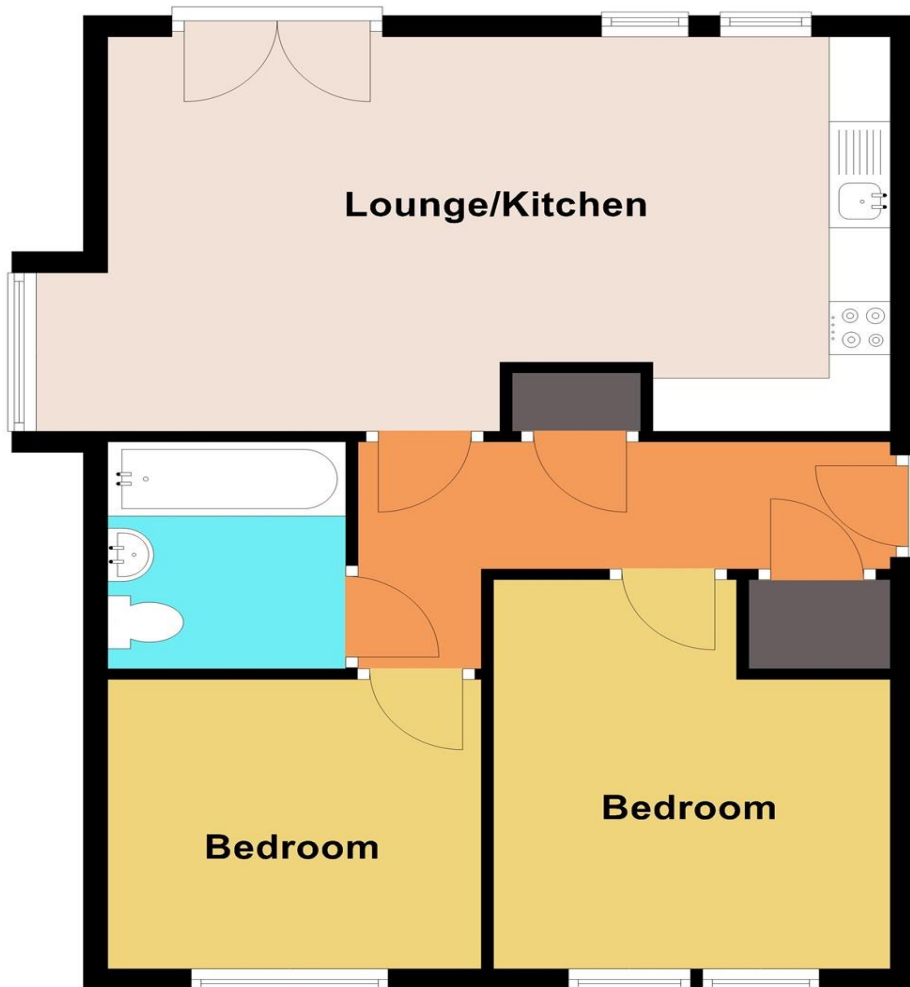
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## Floorplan

### Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



Total area: approx. 57.4 sq. metres (617.8 sq. feet)

**74 Riverbank Avenue**

## 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.

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