



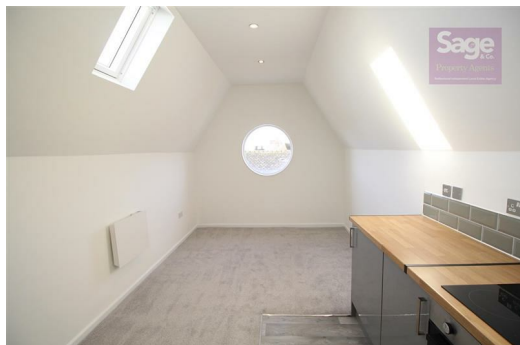
**Flat 10 Florence House Ruperra Street, Newport, Gwent NP20 2BA**  
**£650 PCM**

SAGE & CO are pleased to offer TO LET this refurbished modern ONE BEDROOM top floor flat situated in Newport. close to local amenities and transport links. The property consists of communal hallway, open plan lounge / kitchen area, shower room, 1 bedroom, double glazed and electric storage heating. on road parking

AVAILABLE NOW !!

Salary requirement- £22,285.71  
Holding Deposit - £149.42  
Bond £650

EPC RATING D  
COUNCIL TAX BAND A



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** cwmbran@sageandco.co.uk

## Communal Entrance

Communal entrance door to communal hall and staircase, security entrance door to:

## Entrance Hall

Mains smoke alarm, doors to:

## Bathroom

Brand new three piece suite comprised of: low level WC, vanity wash hand basin with ceramic tile splashback, electric shower with ceramic tile splashback walls, heated towel radiator, extractor fan, obscure window to side

## Bedroom One

Brand new carpet, electric radiator, double glazed Velux window to side

## Open Plan Lounge/Kitchen Dining Room

Brand new fitted kitchen with base and eye level units, fitted work preparation surfaces with roll edges, inset induction hob with oven under, inset fridge, two double glazed Velux windows, double glazed feature window to front, electric radiator, inset spotlights to ceiling

