



2, Charity Haines House Lysaght Avenue, Newport, NP19 4BE

£112,000

NO ONWARD CHAIN!!

Situated in the popular residential area of Lysaght Village, Sage & Co. offer for sale this WELL PRESENTED, ONE BEDROOM, GROUND FLOOR FLAT. The property benefits from an open plan living / diner, fitted kitchen and bathroom. There is also one allocated parking space and the property is in close proximity to Newport City Centre, Spytty Retail Park and travel links to the M4. Viewing is highly recommended!

Council Tax Band: B
EPC Rating: C



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

Entrance

Part glazed door to communal entrance hall with door to:

Entrance Hall

Two built in storage cupboards, radiator, doors to:

Living Room

11'5" x 13'10" (3.48 x 4.23)

Two radiators, double glazed window to front, opening to:

Kitchen

6'11" x 10'5" (2.12 x 3.18)

Fitted with a range of base and eye level wall units, rolls, inset stainless steel one and a half bowl sink unit, gas hob with oven under and filter hood over, inset washing machine, wall mounted boiler, double glazed window to front, space for fridge/freezer.

Bedroom

11'5" x 12'7" (3.49 x 3.86)

Double glazed window to side, radiator

Bathroom

6'11" x 6'6" (2.11 x 2.00)

Three piece suite comprising: Low level WC, pedestal wash hand basin, panelled bath with mains shower over, ceramic tile splash backs, radiator, electric shaver point

Outside

Designated parking for one car, pedestrian access to entrance

Tenure

The property is Leasehold. Length of the lease is 125 Years from 1/1/2014

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			
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

