



Apartment 4, 59, Chester House Flats Fields Park Road, Newport, NP20 5BH

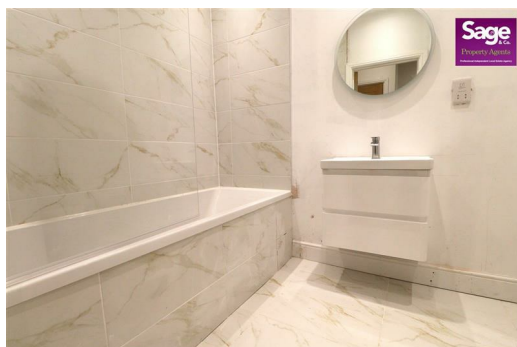
£310,000

Call to book your viewing available to view from 14th March.

Chester House / 59 Fields Park Road is a truly unique collection of bespoke contemporary apartments set in this premier residential location, set above the city of Newport. The apartments of Chester House / Fields Park are within half a mile of the city centre, M4 Motorway and the main line train station.

This truly unique conversion set over set over four floors, each apartment is individually designed offering high specification finishes that include stylish kitchens with integrated appliances including built in fridge / freezer, induction hob and integrated dishwashers.

The apartment flooring is a quality mix of tiling and / or wood effect to the living areas and a quality carpet is available to the bedrooms. Boutique style bathrooms and shower rooms come complete with individual styling, quality tiling and lighting. Council tax band tbc, EPC rating C.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Agents Note

The photo of the outside of the building is a digital illustration of the building once completed.

Entrance

Recess entrance porch, security door to:

Communal Entrance Hall

Oak door to:

Entrance Hall

Spot lights to ceiling, security entry system, built in boiler cupboard, doors to:

Lounge/Diner

22'7" max x 15'3" (6.90 max x 4.67)

Double glazed French doors to rear, two obscure double glazed windows to side, two radiators, spotlights to ceiling, oak door to;

Kitchen

10'3" x 12'0" (3.14 x 3.67)

Bespoke fitted kitchen fitted with a range of base and eye level wall units, inset one and a half bowl sink unit, inset Halogen hob with oven under, built-in oven, built-in microwave oven, built-in dishwasher and tall fridge/freezer, radiator, double glazed window to rear and part glazed door to outside, spot lights to ceiling.

Bedroom One

14'4" x 11'8" (4.37 x 3.56)

Double glazed door to outside, radiator, oak door to;

En-Suite

Double shower unit, vanity wash hand basin, low level WC, chrome towel radiator, extractor fan, inset spot lights to ceiling.

Bedroom Two/Study

13'4" x 8'0" (4.08 x 2.45)

Double glazed patio doors to front, two obscure double glazed windows to side, radiator.

Bathroom

Panelled bath with shower screen and fitted shower over, chrome towel radiator, vanity wash hand basin, low level WC, fully ceramic tile walls and flooring, extractor fan, spotlights to ceiling.

Outside

Enclosed area under going cultivation

Designated parking space

Tenure

The property is Leasehold.

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

