



Sage & Co.

Property Agents

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Property Agents
Professional Independent Local Estate Agency



59 Chester House, Fields Park Road, Newport, NP20 5BH

£310,000

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. Call to book your viewing! Available from 14th March



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;

Inner Hallway

Radiator, inset spotlights to ceiling, oak doors to;

Study

14'4" max x 7'1" max (4.38 max x 2.18 max)

Double glazed window to side, radiator, feature fireplace, smoke alarm, walk-in store room/boiler cupboard.

Lounge

14'9" x 10'11" (4.50 x 3.34)

Double glazed French doors to rear, two radiators, spotlights to ceiling, feature recessed fireplace, oak door to;

Kitchen

9'11" x 7'4" (3.03 x 2.24)

Bespoke kitchen fitted with a range of base and wall units, work surfaces over, inset halogen hob, built-in double oven, inset fridge/freezer, built-in dishwasher, part glazed door to outside, radiator, spotlights to ceiling.

Bedroom One

13'4" x 10'8" (4.08 x 3.27)

Two double glazed windows to side, radiator, door to;

En-Suite Bathroom

Double ended bath with screen and fitted shower over, vanity wash hand basin, low level WC, complementary ceramic tile splashbacks and flooring, obscure double glazed window to front, extractor fan.

Bedroom Two

14'6" x 9'11" (into bay) (4.42 x 3.04 (into bay))

Double glazed window to front, radiator, walk-in wardrobe and door to;

En-Suite

Fitted double shower cubicle, vanity wash hand basin, low level WC, extractor fan, chrome towel radiator, complementary ceramic tile flooring and splashbacks.

Outside

Enclosed garden currently being cultivated, allocated parking for one vehicle.

Tenure

We have been advised 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 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

