

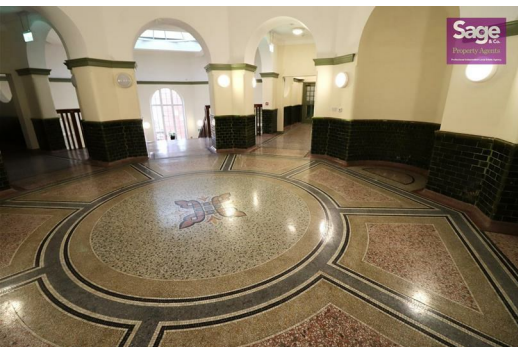


65, Old Arts College Clarence Place, Newport, NP19 0LY

£220,000

Situated in what was originally Newport's Art College, Sage & Co. offer for sale this WELL PRESENTED, TWO BEDROOM top floor apartment. The property offers views across Newport and includes a fantastic view of Rodney Parade, home to the local professional rugby team, The Dragons. Access to the apartment in this iconic building is gained via a communal lobby and stunning staircase with original tile flooring. The apartment is set over two floors and offers a spacious open plan living area to the upper floor and two bedrooms and a family bathroom to the lower level, with two feature apex windows, which creates a wonderful light and airy affect. A further benefit includes a designated parking space and ease of access to Newport City Centre, mainline railway station and the M4 which makes this apartment ideal for those who need to commute to Cardiff or Bristol. Viewing is highly recommended to fully appreciate this property and iconic building!

EPC Rating: D
Council Tax Band: C



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

Entrance

Security entry system, front entrance door to:

Communal Entrance

Communal lobby, original tile flooring and stairs with balustrading to first and second floor

Reception Hall

Stairs to open plan living space, electric heater, fitted wardrobe/storage space with sliding door, doors to:

Bedroom One

11'6" x 11'5" (3.52m x 3.49)

Feature apex window with electric shutters, spotlights to ceiling, electric heater, door to:

En-suite

Three piece suite comprised: mains shower cubicle, low level WC, vanity wash hand basin, chrome towel radiator, ceramic tile walls, electric shaver charging point

Bedroom Two

11'6" x 9'8" (3.52m x 2.96m)

Feature apex window with electric shutters, spotlights to ceiling, electric heater

Bathroom

Panelled bath with mains shower over, low level WC, wall mounted wash hand basin, ceramic tile walls, electric shaver point, chrome towel radiator

First floor

Stairs to;

Open Plan Kitchen / Diner / Lounge

20'8" max x 21'5" (6.30m max x 6.54m)

Kitchen area fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset sink, half bowl and drainer unit, electric hob with oven under and extractor hood over, plumbing for automatic washing machine, integrated fridge/freezer, ceramic tile splash backs, spotlights to ceiling, built in storage cupboard housing water tank, electric heater, two electric fans to ceiling

Outside

Designated parking bay situated in the enclosed rear courtyard

Tenure

We have been advised that the property is Leasehold.

