

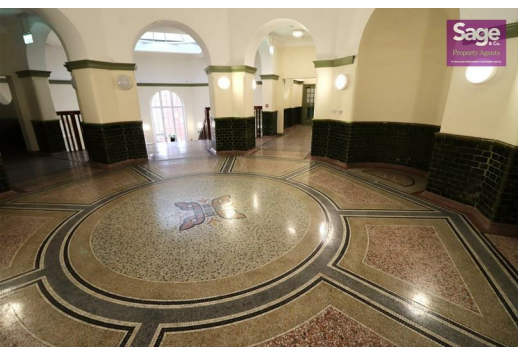


## 65, Old Arts College Clarence Place, Newport, NP19 0LY

**£220,000**

Situated in what this Iconic building, the former Newport Art College, Sage & Co. offer for sale this WELL PRESENTED, LUXURY TWO BEDROOM top floor apartment. The property offers views across Newport and includes a fantastic view of Rodney Parade, home of our regional rugby team, The Dragons. Access to the apartment in this stunning building is gained via a communal lobby and amazing galleried staircase. 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



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## 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.

