

Ulster Crescent Newport, PO30 5RU

£145,000



Offered CHAIN FREE!! Is this 2 bedroom upper floor apartment located on the outskirts of Newport town centre within easy reach of local schools, St Mary's hospital and Newport town centre. The spacious apartment consists of a good-sized living room, modern kitchen with integrated appliances, bathroom & two double bedrooms. Outside offers communal gardens. Other benefits of the property includes an allocated parking space and no onward chain. This is a must see!!

CHAIN FREE!!

2 BEDROOMS

UPPER FLOOR APARTMENT

ALLOCATED PARKING SPACE

CLOSE TO LOCAL SCHOOLS & ST MARY'S  
HOSPITAL

# ROOMS

## Entrance Hallway

**Living room** 14' 9" x 13' 6" (4.49m x 4.11m)  
Carpet flooring. Single glazed bay window to front aspect. Electric Radiator.

**Kitchen** 12' 0" x 9' 7" (3.65m x 2.92m)  
Laminate flooring. Contemporary styled kitchen with deep 'norfolk oak' worktops and matching wall base units. Electric hob & oven. Modern sink drainer benefitting from a pressurised water system.

**Bathroom**  
Laminate flooring. Fitted-bath with over head shower, sink & WC. Fitted cabinet.

**Bedroom 1** 12' 8" x 9' 2" (3.86m x 2.79m)  
Carpet flooring. Double-fitted wardrobe. Electric radiator. Single glazed window to rear aspect.

**Bedroom 2** 12' 8" x 7' 9" (3.86m x 2.36m)  
Carpet flooring. Electric radiator. Single glazed window to rear aspect.

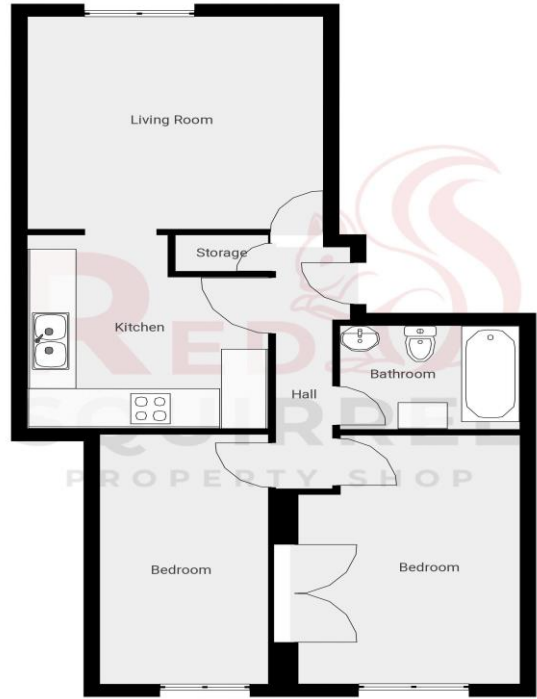
## Project 11

5 forest court, Newport  
TOTAL AREA: 749.63 sq ft · LIVING AREA: 702.41 sq ft · FLOORS: 1 · ROOMS: 7



### ▼ 1st Floor

TOTAL AREA: 749.63 sq ft · LIVING AREA: 702.41 sq ft · ROOMS: 7



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0' 2' 4' 6' 8' 1:59  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>72</b>	<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

