

**30 Monmouth Court**

**Bassaleg Road, Newport, Gwent, NP20 3EX**



**PRICE: £110,000**

**Lease: 125 years from 2000**

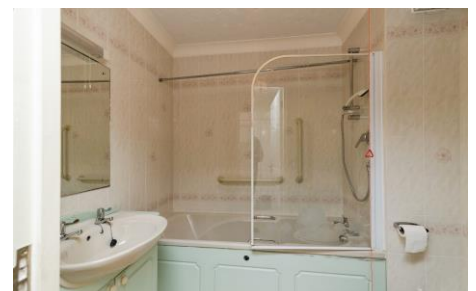
**Property Description:**

**A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT OFFERED FOR SALE  
WITH NO CHAIN.**

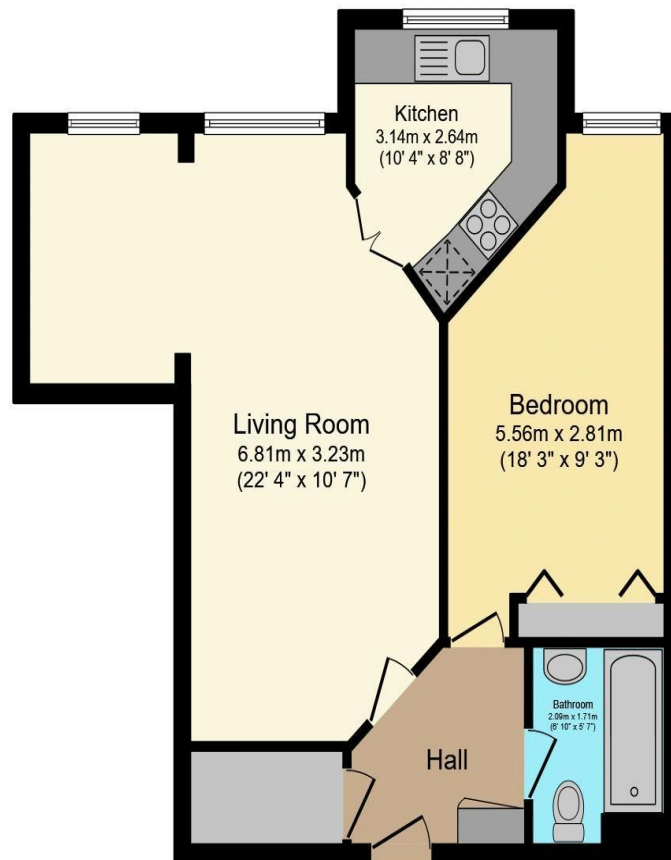
Monmouth Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 apartments arranged over 3 floors each served by a lift. The resident Development Manager can be contacted from various points within each property in the event of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello call system. Each property comprises an entrance hall, lounge/dining area, kitchen one or two bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge & Communal Gardens  
Intruder Alarm System  
24 hour Emergency Appello call System  
Video Door Entry System (linked to owners TV)  
Minimum Age 60

Guest Suite and Lift to all floors  
Development Manager  
Communal Laundry facilities  
Lease 125 years from 2000

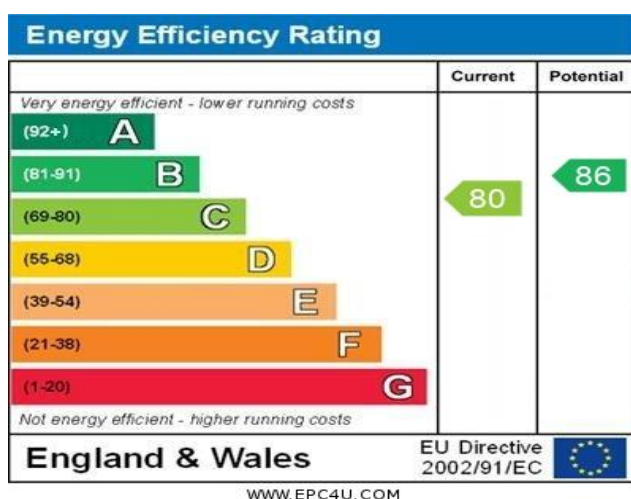


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 57.0 sq.m. (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£712.38**

**Ground Rent Period Review:**

**2044**

**Annual Service Charge:**

**£3018.64**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.