

**crook  
& blight**  
moving on

**12 Highfield Court, Foxwood Close  
Newport, NP10 8QB**



**£157,500**

**SUPERB, SPACIOUS APARTMENT**

**TWO DOUBLE BEDROOMS**

**BALCONY WITH STUNNING VIEWS**

**PLEASANT KITCHEN**

**LAWNED COMMUNAL GARDENS**

**SOUGHT AFTER & CONVENIENT LOCATION**

**TWO BATHROOMS**

**LARGE RECEPTION ROOM**

**uPVC DOUBLE GLAZING**

**ALLOCATED & GUEST PARKING**

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Boasting superb open views to the rear, this spacious third floor apartment offers two double bedroom, two bathroom accommodation in sought after and convenient Bassaleg. The development benefits from a lift while the property features a spacious reception room leading to balcony, uPVC double glazing and allocated & guest parking.

## ACCOMMODATION

### Porch

Entrance door, cupboard housing boiler.

### Hall

Airing cupboard.

### Living Room 18' 6" x 12' 0" (5.63m x 3.65m)

Spacious reception room with superb outlook and double glazed patio doors to balcony.

### Kitchen 12' 0" x 8' 0" (3.65m x 2.44m)

Fitted wall and base units, roll top work surfaces, tiled surrounds, inset one and a half drainer sink unit with mixer tap, four ring gas hob and electric oven, plumbing for washing machine, integrated fridge freezer, uPVC double glazed side window with attractive views.

### Bedroom 1 19' 0" x 10' 3" (5.79m x 3.12m)

Large master bedroom with uPVC double glazed rear window and superb outlook.

### En-Suite

W.C. and wash hand basin, tiled surrounds, tiled double shower.

### Bedroom 2 12' 0" x 8' 0" (3.65m x 2.44m)

Double bedroom with uPVC double glazed front window.

### Bathroom

Refurbished with white panelled bath, low level w.c. and pedestal wash hand basin, tiled surrounds.

### Outside

Balcony with stunning outlook. Pleasant lawned communal gardens. Allocated and guest parking.

### Lease Details

Remaining lease of approximately 995 years with monthly charges totalling £120. The freehold is owned by a management committee made up of all of the apartment owners.





### Ground Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source  
Plan produced using PlanUp.

### 14 highfield court





Flat 12 Highfield Court, Foxwood Close, Bassaleg, NEWPORT, NP10 8QB

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 01 September 2015  
**Date of certificate:** 02 September 2015  
**Reference number:** 8504-3793-0829-7407-5153  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 89 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 2,271**

**Over 3 years you could save £ 972**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 180 over 3 years	
Heating	£ 1,479 over 3 years	£ 744 over 3 years	
Hot Water	£ 570 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 2,271</b>	<b>£ 1,299</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</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

Current	Potential
69	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 612
2 Low energy lighting for all fixed outlets	£10	£ 36
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 327

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.