

**crook
& blight**
moving on

**16 Cwrt Pencraig Caerau Crescent
Newport, NP20 4HG**



Offers in Excess of £20,000

**VERY WELL PRESENTED
GENEROUS LIVING ROOM
SHOWER ROOM
FOR PEOPLE OVER 55
CITY CENTRE**

**ONE GENEROUS DOUBLE BEDROOM
KITCHEN
AMPLE STORAGE
25% SHARED OWNERSHIP
NO CHAIN**

Bank Buildings 67 Bridge Street, Newport, NP20 4AQ
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A very well presented 1 bedroom apartment situated on the outskirts of the city centre & within easy access of local shops. The property benefits from a generous living room & bedroom, kitchen & shower room along with lift access. This property is property is available to persons of the age of 55 & is a 25% shared ownership. No chain.

ACCOMMODATION

Communal entrance

Enter via communal door into foyer, lift access to apartment

Apartment entrance

Enter via front door passage, electric storage heater, storage cupboards, doors leading off

Living Room 12' 2" x 16' 9" (3.71m x 5.10m)

Upvc d/g window to rear, electric storage heater

Shower Room 6' 5" x 6' 4" (1.95m x 1.93m)

w/c, wash hand basin, shower cubicle, vanity units, tiled floor & walls

Kitchen 6' 7" x 8' 7" (2.01m x 2.61m)

Upvc d/g window to rear, roll top work surfaces, floor & wall units, integrated oven hob & extractor & washing machine

Bedroom 10' 6" x 16' 8" (3.20m x 5.08m)

Upvc d/g window to rear, electric storage heater, generous built in cupboard

Outside

Attractive communal gardens complete with allocated parking space



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.



Flat 16 Cwrt Pencraig, 8, Caerau Crescent, NEWPORT, NP20 4HG

Dwelling type:	Mid-floor flat	Reference number:	8291-7922-3649-8199-4996
Date of assessment:	11 December 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 December 2019	Total floor area:	53 m ²

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:	£ 2,439
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Over 3 years you could save	£ 909
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 1,719 over 3 years	£ 876 over 3 years	
Hot Water	£ 552 over 3 years	£ 486 over 3 years	
Totals	£ 2,439	£ 1,530	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	62	76

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 Internal or external wall insulation	£4,000 - £14,000	£ 633
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39
3 High heat retention storage heaters	£800 - £1,200	£ 234

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