

£192,500

LUXURY, HIGH SPECIFICATION APARTMENT FOR OVER 55's

TWO DOUBLE BEDROOMS

STYLISH KITCHEN BREAKFASTROOM

MODERN WHITE SHOWER ROOM

OFF ROAD PAKRING & COMMUNAL GARDENS

FIRST FLOOR

PRIVATE ENTRANCE

ATTRACTIVE LIVING ROOM

uPVC D/G & GAS COMBI C/H

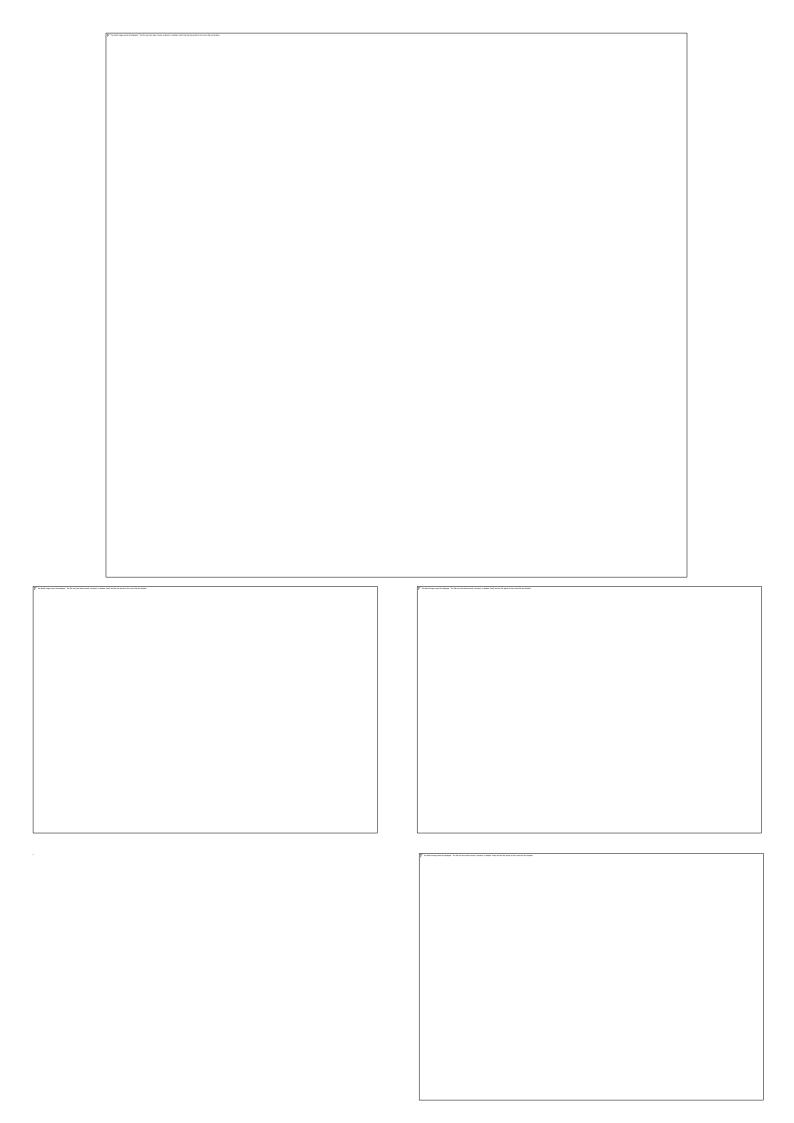
HIGHLY SOUGHT AFTER LOCATION

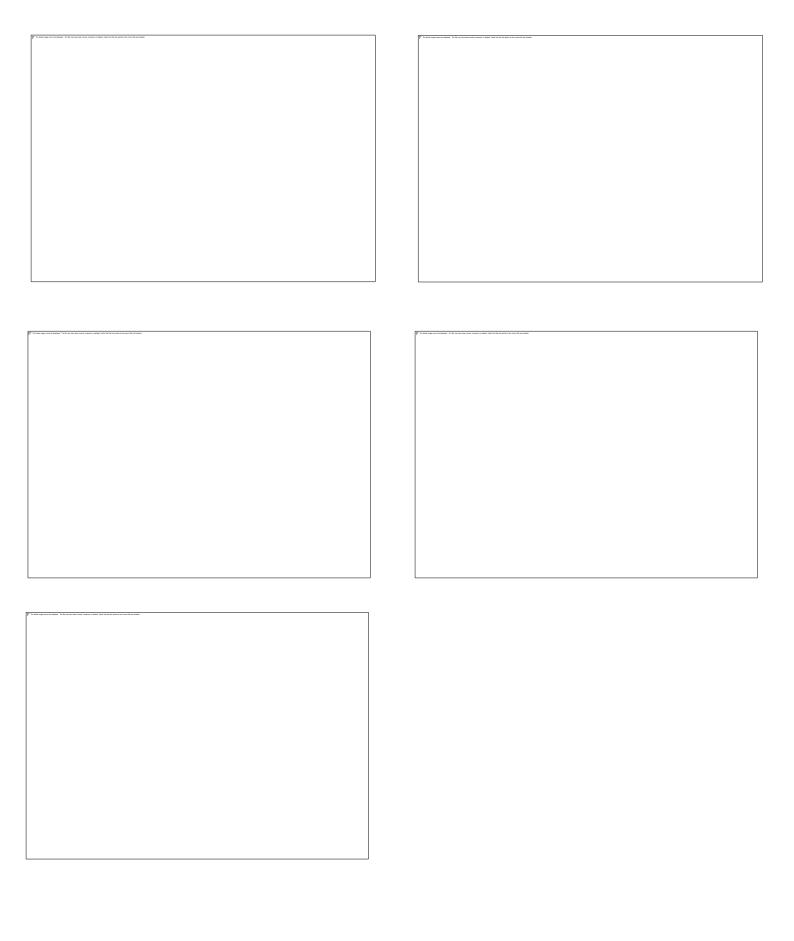
A luxury, high specification first floor apartment offering two double bedroom accommodation for over 55's in this sought after location in Bassaleg on the west side of Newport. The recently constructed apartment has been stylishly upgraded and further benefits from a private entrance and allocated off road parking. Viewing recommended.

ACCOMMODATION	First Starting was a single. To the tens to the count was the first began to be seen the anticle.
dall Private entrance to hallway with double glazed entrance loor, uPVC double glazed front window and wide staircase allowing the instillation of a stair lift if required.	
First Floor Landing Filed floor, loft access, storage cupboard.	
Living Room 13' 6" x 10' 3" (4.11m x 3.12m) Attractive reception room with uPVC double glazed front window and tiled floor.	
Kitchen Breakfastroom 13' 0" x 10' 0" (3.96m x 3.05m) Stunning kitchen breakfastroom with stylish fitted wall and base units, stone work surfaces and matching upstands, eccessed sink and drainer, mixer tap, feature four ring gas also and stainless steel Bosch oven, integrated washing machine, integrated dishwasher, tiled floor, inset ceiling potlights, uPVC double glazed rear window.	F Administration which the contract contract contract and
Bedroom 1 11' 9" x 10' 3" (3.58m x 3.12m) Master bedroom with uPVC double glazed front window and built in wardrobes.	
Sedroom 2 11' 3" x 9' 3" (3.43m x 2.82m) Second double bedroom with uPVC double glazed rear window and built in wardrobe.	
Shower Room Stylish shower room with white low level w.c. and pedestal wash hand basin, large shower, fully tiled walls and floor, throme heated towel rail, uPVC double glazed rear window.	S Newcong and Angles N News Section and Annual Angles No. (Annual Angl
Dutside Allocated off road parking space and further visitor parking. Pleasant lawned communal gardens to the fore with flower and shrub borders. Attractive level communal gardens to the rear with lawn and paved seating areas.	
ease Details easehold term of 100 years from 2013. Monthly charges f around £65 for building insurance, gardening and	

maintenance.

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Energy Performance Certificate



60, Rhymney Way, Bassaleg, NEWPORT, NP10 8FP

Dwelling type: Ground-floor maisonette Reference number: 0192-3896-6930-9902-2295

Date of assessment: 06 July 2012 Type of assessment: SAP, new dwelling

Date of certificate: 06 July 2012 Total floor area: 72 m²

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

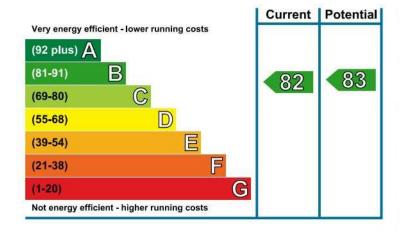
Estimated energy costs of dwelling for 3 years:	£ 1,047
Over 3 years you could save	£ 39

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 132 over 3 years	You could save £ 39
Heating	£ 624 over 3 years	£ 630 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 1,047	£ 1,008	over 3 years

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



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.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£8	£ 39