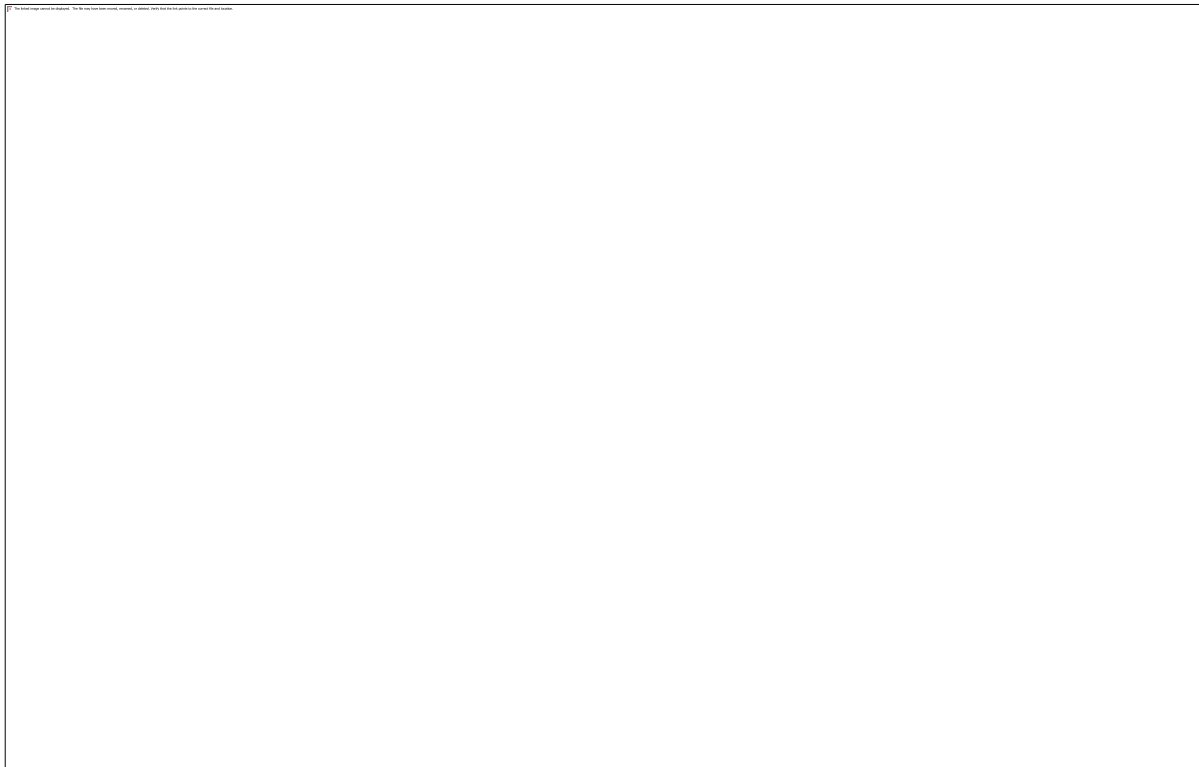


**60 Rhymney Way
Newport, NP10 8FP**



£192,500

**LUXURY, HIGH SPECIFICATION APARTMENT FOR
OVER 55's**

TWO DOUBLE BEDROOMS

STYLISH KITCHEN BREAKFASTROOM

MODERN WHITE SHOWER ROOM

OFF ROAD PARKING & 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

Hall

Private entrance to hallway with double glazed entrance door, uPVC double glazed front window and wide staircase allowing the instillation of a stair lift if required.

First Floor Landing

Tiled 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, recessed sink and drainer, mixer tap, feature four ring gas hob and stainless steel Bosch oven, integrated washing machine, integrated dishwasher, tiled floor, inset ceiling spotlights, uPVC double glazed rear window.

Bedroom 1 11' 9" x 10' 3" (3.58m x 3.12m)

Master bedroom with uPVC double glazed front window and built in wardrobes.

Bedroom 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

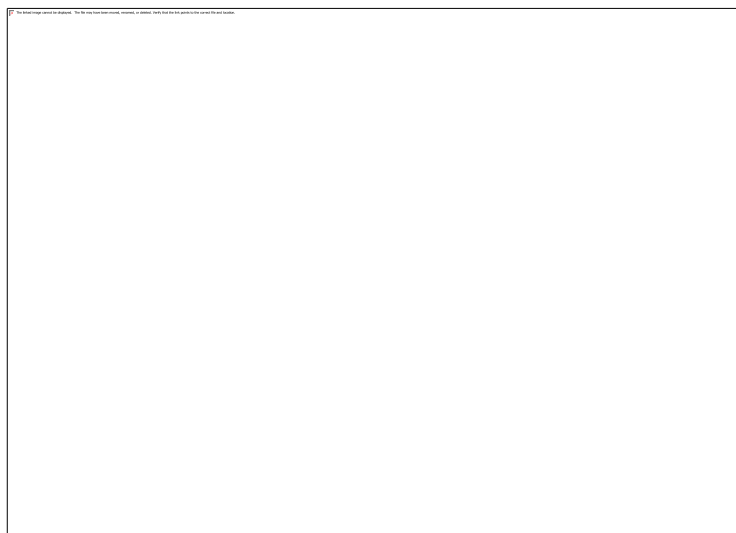
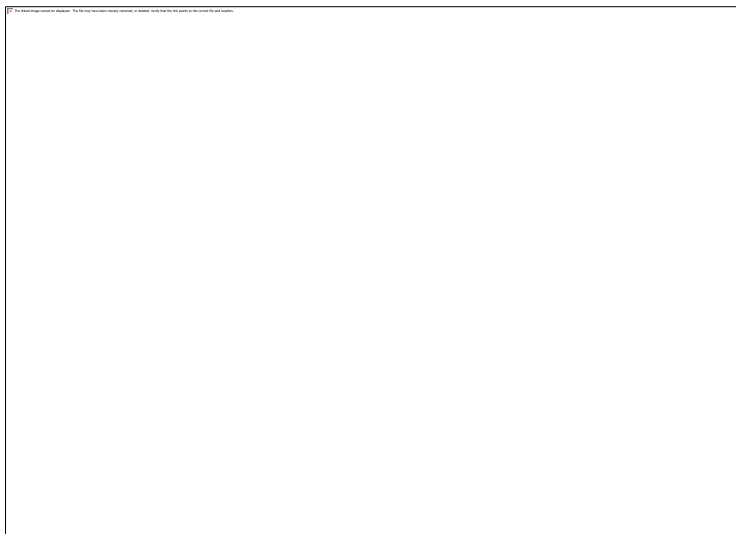
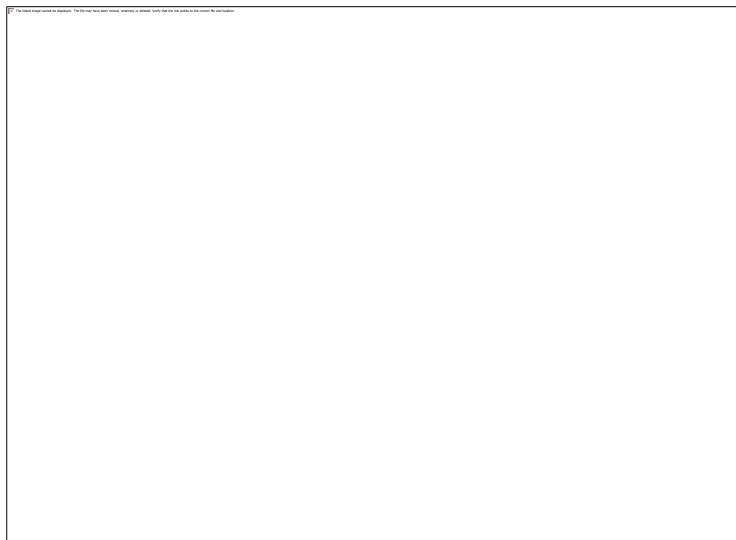
Stylish shower room with white low level w.c. and pedestal wash hand basin, large shower, fully tiled walls and floor, chrome heated towel rail, uPVC double glazed rear window.

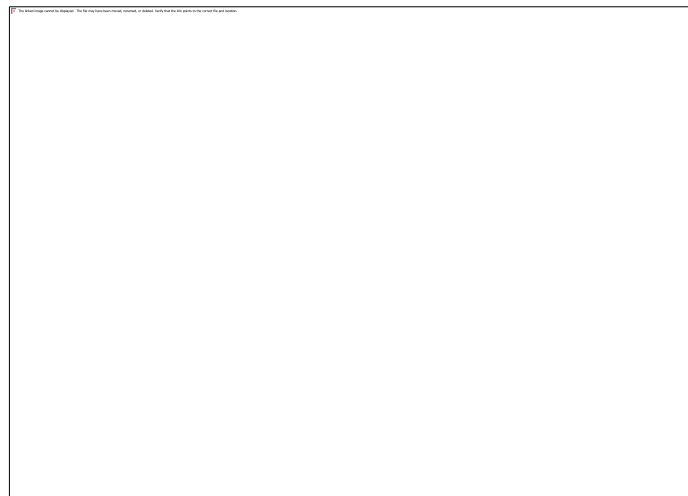
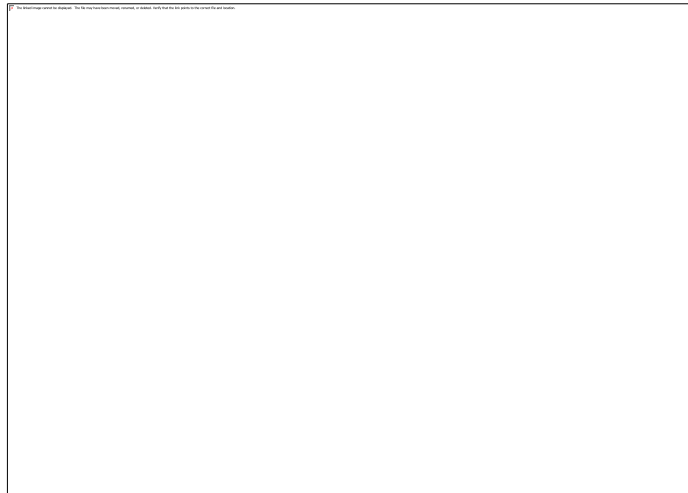
Outside

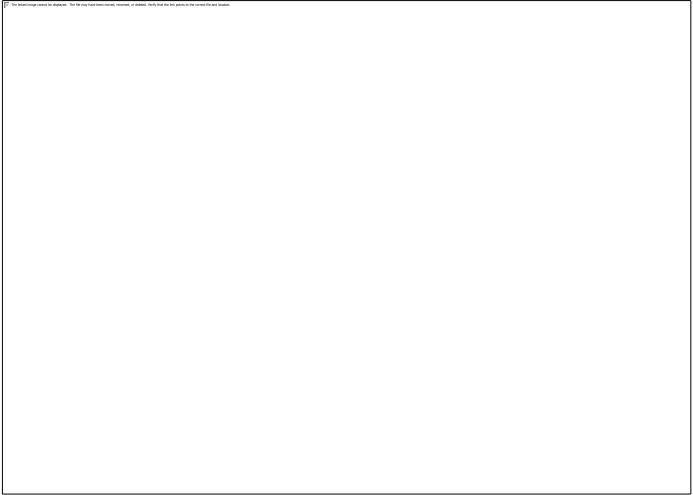
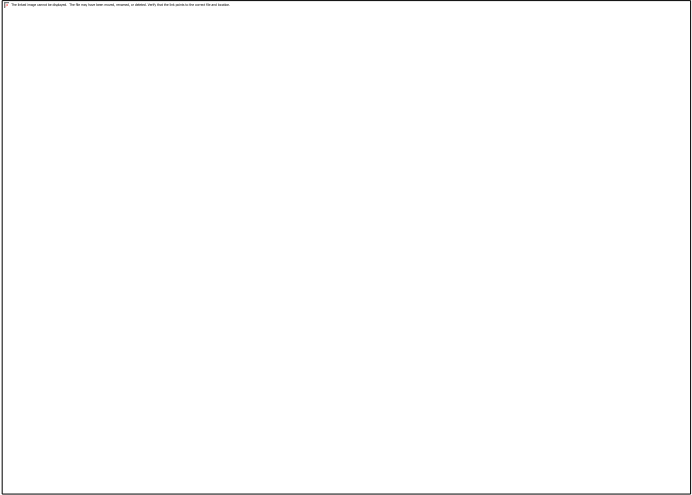
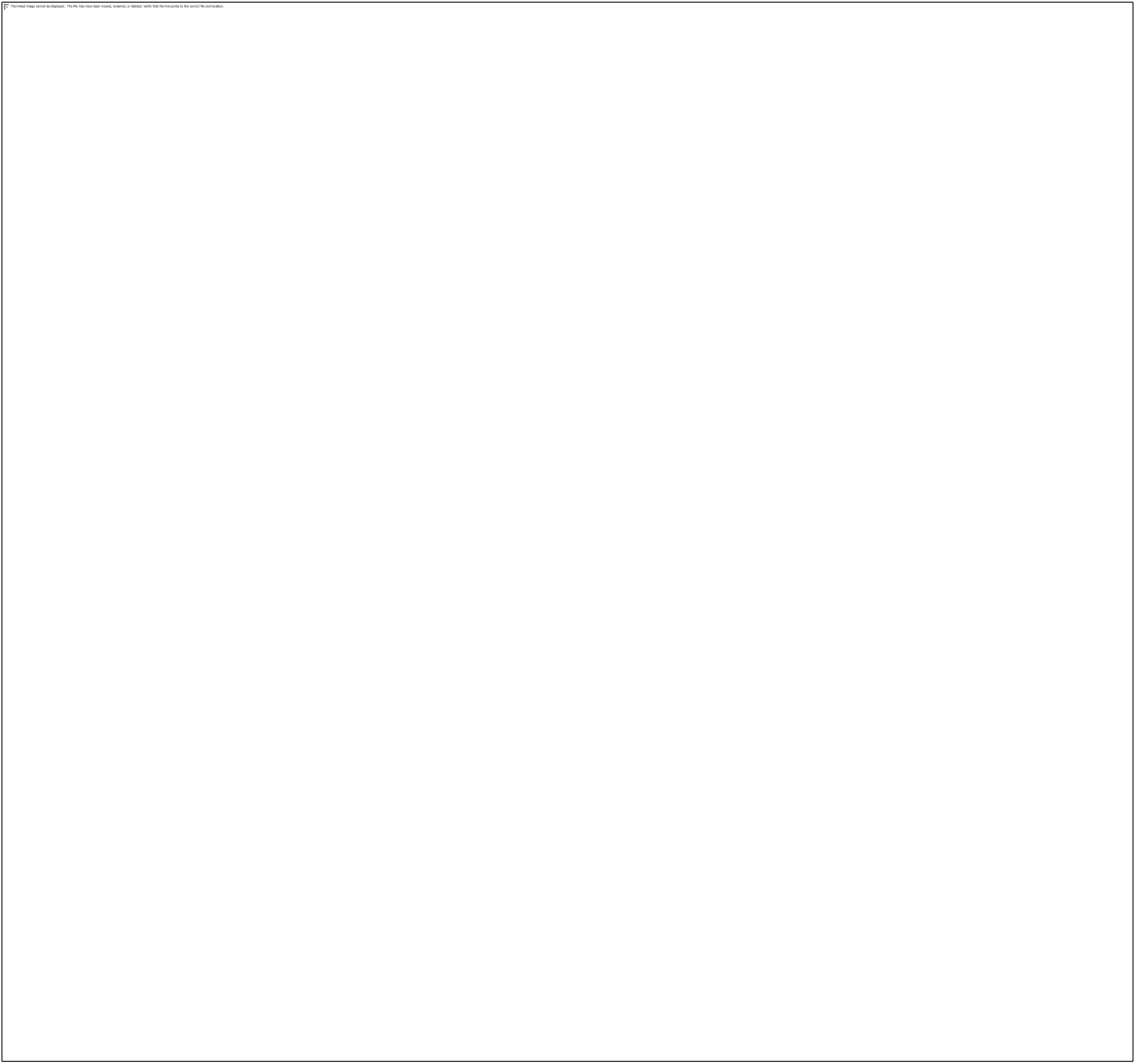
Allocated off road parking space and further visitor parking. Pleasant lawned communal gardens to the fore with flower and shrub borders. Attractive level communal gardens to the rear with lawn and paved seating areas.

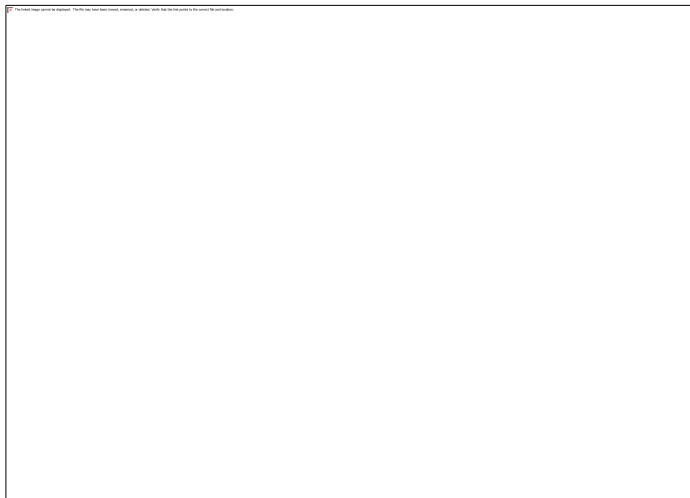
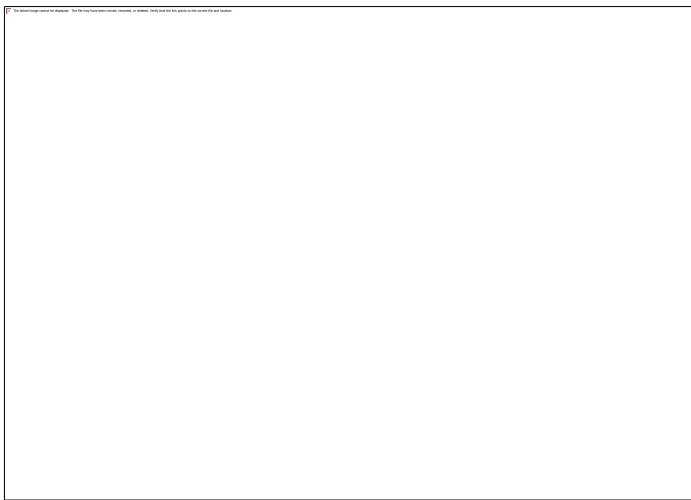
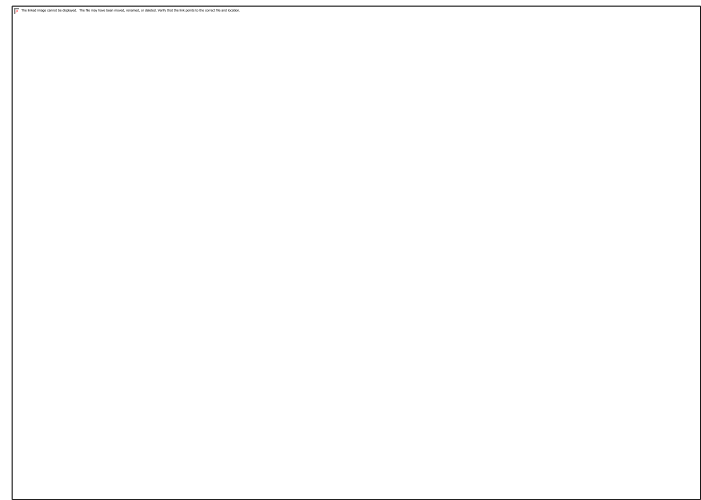
Lease Details

Leasehold term of 100 years from 2013. Monthly charges of around £65 for building insurance, gardening and maintenance.









Energy Performance Certificate

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

Dwelling type: Ground-floor maisonette

Date of assessment: 06 July 2012

Date of certificate: 06 July 2012

Reference number: 0192-3896-6930-9902-2295

Type of assessment: SAP, new dwelling

Total floor area: 72 m²

Use this document to:

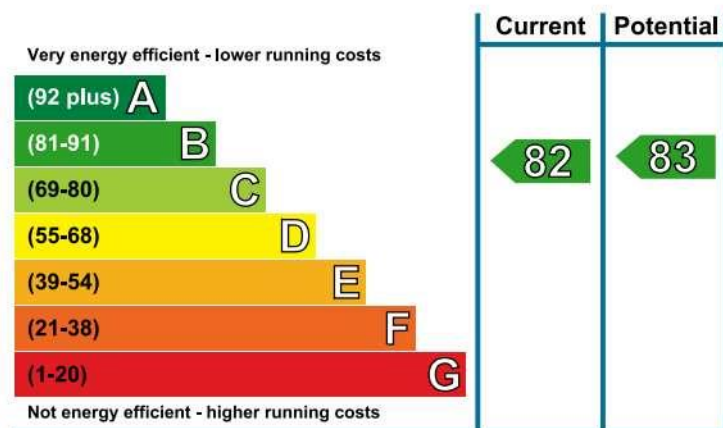
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

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	
Heating	£ 624 over 3 years	£ 630 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 1,047	£ 1,008	

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