

## 21 Collingwood Crescent Newport



### WELL PRESENTED SECOND FLOOR FLAT IN CONVENIENT LOCATION

- COMMUNAL STAIRCASE TO SECOND FLOOR LANDING
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- COMMUNAL GARDENS AND RESIDENTS PARKING
- EXCELLENT FIRST TIME PURCHASE OR BUY-TO-LET INVESTMENT
- SPACIOUS LOUNGE/DINING ROOM
- IMPRESSIVE REFITTED BATHROOM WITH CONTEMPORARY TILING
- ELECTRIC HEATING
- INTERCOM ENTRANCE SYSTEM
- NO ONWARD CHAIN

**Chain Free £99,950**

## **Collingwood Crescent, NP19 0JU**

### **Introduction**

Offered to the market with no onward chain and conveniently situated on the East side of Newport is this well presented second (top) floor flat, just minutes from excellent amenities and major road links. With a short walk we have local shops, bus stops and well regarded schools as well as the M4 motorway and A48 being close by, providing an easy commute to Cardiff, Bristol and beyond.

This property would make the ideal first time purchase or even appeal to a buy-to-let investor as rentals in this area are very popular. Upon entering via the neat and tidy communal hallway, stairs lead up to the second floor (top) where we have two good sized bedrooms, a refitted bathroom, kitchen and a good sized lounge/diner. There is also a communal garden area to the rear and residents parking, plus a secure intercom entry system.

Further information and room dimensions can be found below;

### **Kitchen 10'3 x 5'4 (3.12m x 1.63m)**

A range of wall and base units, sink and electric cooker point.

### **Bedroom 1 13'8"ax x 10'0"ax (4.17max x 3.05max)**

### **Bedroom 2 10' x 7'3 (3.05m x 2.21m)**

### **Bathroom 10'2"ax x 6'2"ax (3.10max x 1.88max)**

A modern bathroom suite comprising of a WC, sink and bath with shower over. Cupboard housing hot water tank.

### **Outside**

The property has communal gardens and residents parking.

### **Services**

Mains electricity, water and drainage are available to the property.

### **Tenure**

We are advised that the property is Leasehold 125 years from 1986 with approximately 87 years remaining. The vendor has advised us that the annual ground rent is £65 and the annual service charges are between £1,200 & £1,500 per annum which includes buildings insurance.

### **Viewing**

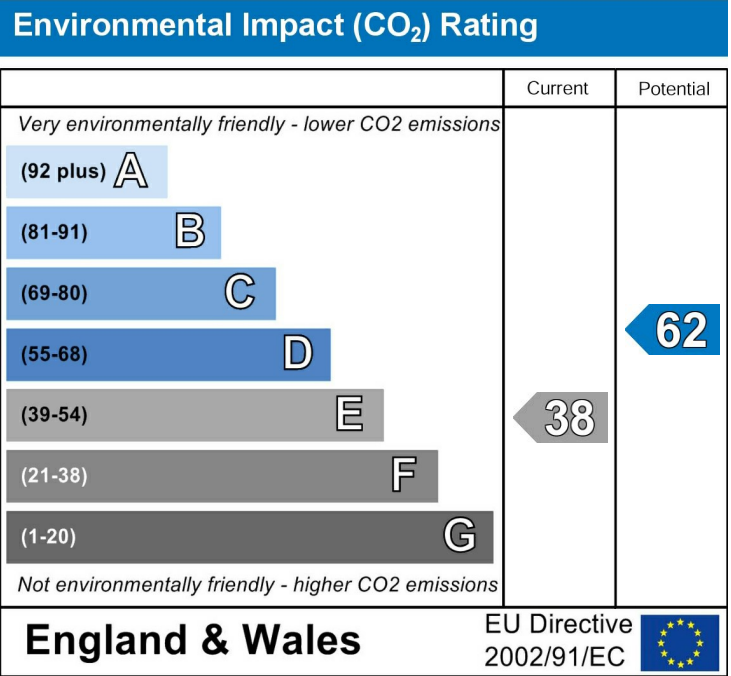
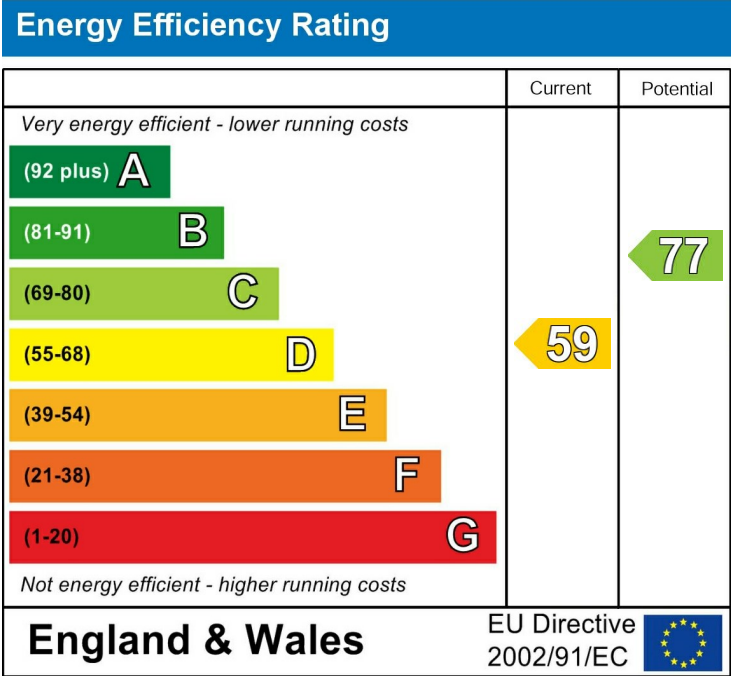
By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

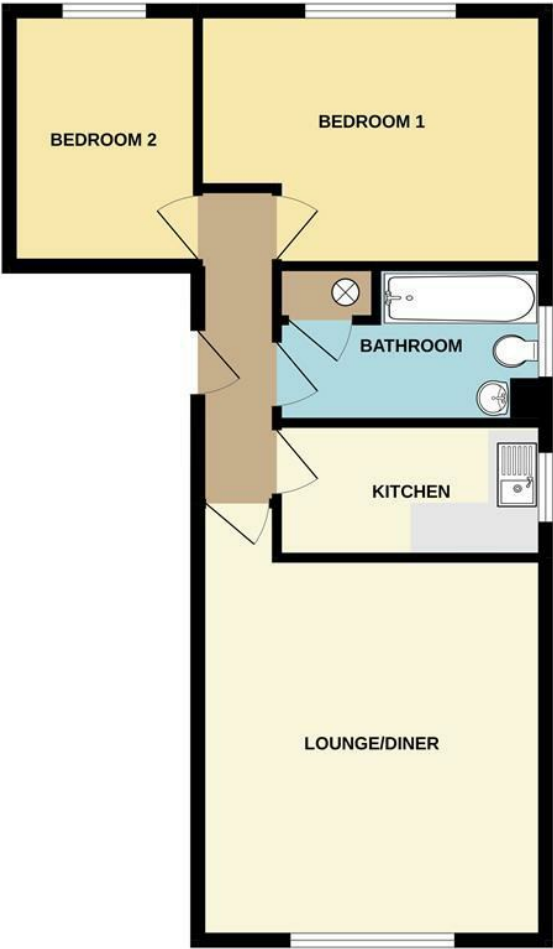
### **Council tax**

Band B





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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