

3 The Old Arts College Newport



STYLISH ONE BEDROOM MEZZANINE APARTMENT IN EXCLUSIVE BUILDING

- ONE DOUBLE BEDROOM
- STYLISH MEZZANINE APARTMENT
- OPEN PLAN LIVING ACCOMMODATION
- CITY CENTRE A FEW MINUTES WALK AWAY
- WALKING DISTANCE TO EXCELLENT AMENITIES
- IMPRESSIVE GRADE II LISTED BUILDING
- SECURE INTERCOM ENTRY SYSTEM
- STYLISH FITTED KITCHEN
- LARGE WINDOWS PROVIDING PLENTY OF NATURAL LIGHT
- PERFECT FIRST PURCHASE OR BUY-TO-LET INVESTMENT

Offers Over £100,000

Tel: 01633 212 666 **www.nuttallparker.com**

info@nuttparker.com  Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, 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.

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Introduction

A fantastic opportunity to purchase this stylish one bedroom mezzanine apartment in the exclusive Grade II listed Old Arts College building in Newport, offering easy access to excellent amenities and major road connections. Within a short walk we have local shops, Newport City Centre and the bus and train station as well as the M4 motorway being a short drive away.

As we enter into the communal grand entrance hallway, it really is impressive with plenty of original features. The corridor leads off to the apartment which features a hallway with store cupboard, an open plan kitchen/lounge area and one bedroom above with glass mezzanine overlooking the lounge, plus an ensuite shower room.

This would make the perfect buy-to-let investment with an estimated rental income of £750pcm, providing a return of around 8% (not including service charges or associated costs)

Further information and room proportions can be found below;

Ground Floor

Kitchen/lounge/diner

Mezzanine bedroom

Shower room

Tenure

The property is Leasehold with 999 years commencing on and including 1st January 2012

Service charge of £1,468.04 (paid quarterly in advance) which includes insurance of the buildings.

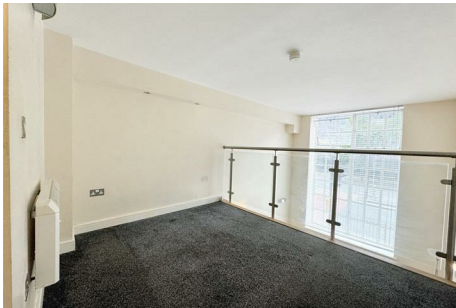
Council Tax Band

Band A


Viewings

By prior appointment with vendors agents Nuttall Parker | James Douglas. Tel: 01633 212666.

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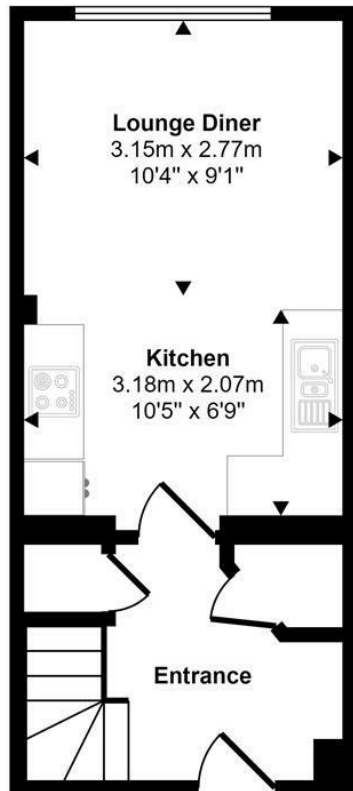
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	84
England & Wales	EU Directive 2002/91/EC	

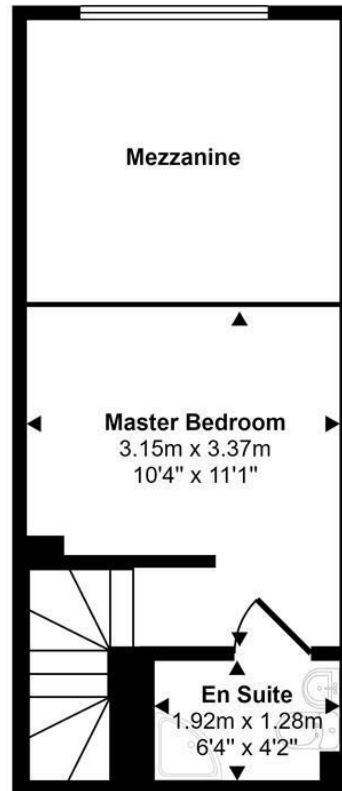
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
39 sq m / 425 sq ft



Ground Floor
Approx 24 sq m / 262 sq ft



First Floor
Approx 15 sq m / 163 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.