



10 Alicia Close Newport



STYLISH THREE BEDROOM MAISONETTE WITH GARDEN AND PARKING

- NO ONWARD CHAIN
- UNIQUE MAISONETTE
- THREE BEDROOMS
- WC, MAIN BATHROOM PLUS EN-SUITE
- LOVELY OPEN PLAN LIVING AREA
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- GARDEN
- OFF ROAD PARKING
- WALKING DISTANCE TO AMENITIES
- JUST OFF THE A48

Chain Free £170,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Alicia Close, Newport, NP20 2FH

Introduction

Offered for sale with no onward chain and situated within this lovely Redrow-built development is this spacious and immaculately presented maisonette, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and, slightly further afield, Newport City Centre including the bus and train station. The property is situated just off the A48 which allows effortless commuting to neighbouring towns and cities and an easy link up to the M4 motorway.

On entering the property (entrance located on the first floor), you are welcomed into the hallway which leads off to a WC, a stylish fitted kitchen featuring integrated appliances and a full-width lounge/diner with Juliette balcony. Stairs lead down to the ground floor where there are three bedrooms, a family bathroom plus en-suite to bedroom one, and access doors out to the low maintenance, enclosed garden. There is also off road allocated parking to the front.

This would make the perfect first time purchase or buy-to-let investment with an approximate monthly rent of £1,000, bringing in a gross 7% yield (minus any associated costs and fees)

Tenure

Leasehold. We are advised there are 107 years remaining on the current lease. The annual ground rent is £150 and the costs for service charges can vary however historical costs have been approximately £700 per annum. All lease details and charges should be confirmed by your solicitor. The buildings insurance is included within the service charge.

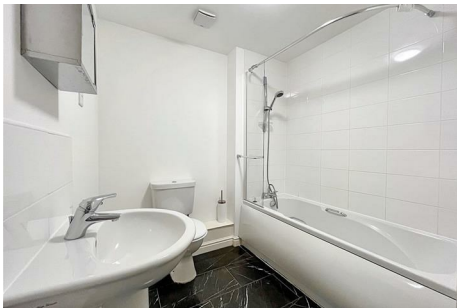
Council tax

Band C


Viewing

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


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.



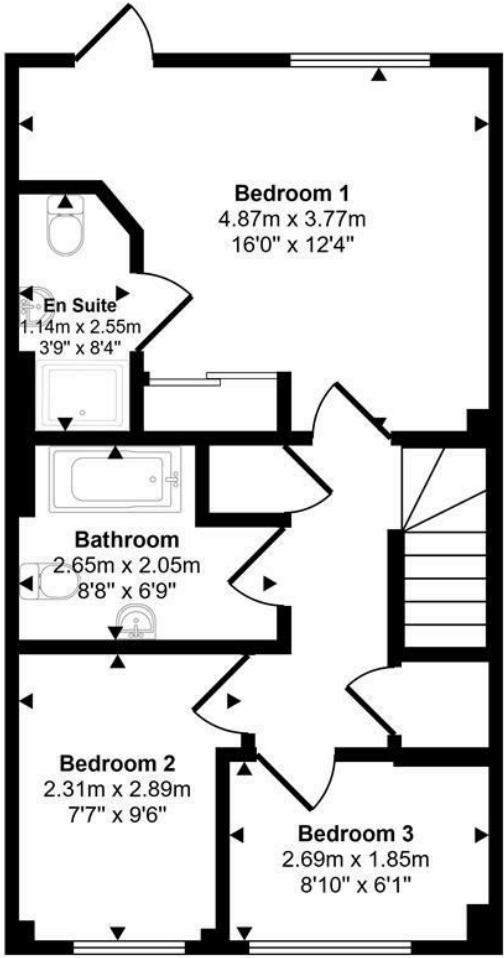
Energy Efficiency Rating

	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		
England & Wales	EU Directive 2002/91/EC	

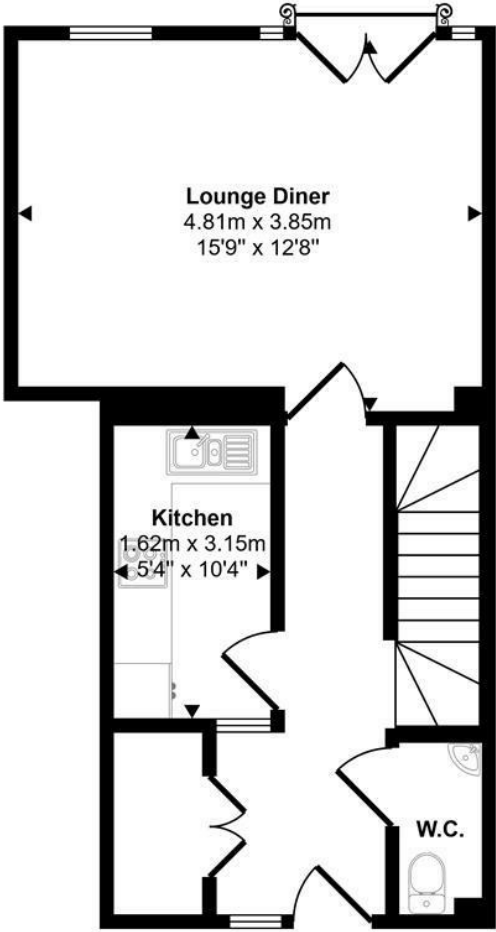
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
82 sq m / 888 sq ft



Lower Ground Floor
Approx 44 sq m / 476 sq ft



Ground Floor
Approx 38 sq m / 412 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.