



NEWPORT

Offers over **£180,000**



ARCHER & CO

# 38 WALKER POINT WAY

Newport NP20 2SH



Great Community  
Ideal first time buy  
Close proximity to city centre

Welcome to luxury living at its best on Walker Point Way! This elegant 2-bedroom first-floor apartment is a dream home for first-time buyers and a lucrative opportunity for investors. Nestled in a very central location, this property offers unparalleled convenience with close proximity to local schools, beautiful parks, and a variety of amenities.

Located just minutes from the city centre, this home provides easy access to vibrant shops, dining, and entertainment options. For commuters, the connecting main roads nearby ensures a seamless journey to work and beyond.

Experience the perfect blend of luxury, convenience, and investment potential with this exceptional property on Walker Point Way. Don't miss the chance to make this central, well-connected, and beautifully designed apartment your own.

Step inside this exquisite apartment on Walker Point Way, where luxury and elegance blend seamlessly. Beautifully decorated by the current owners, this home exudes sophistication and charm. The apartment features two well-appointed bedrooms, including a principal suite with a luxurious ensuite bathroom, offering a private retreat for relaxation.

The main bathroom is spacious and neutral, designed with modern finishes that add a touch of understated elegance. The heart of the home is the stunning lounge kitchen diner, an open-concept space perfect for entertaining and everyday living. The kitchen boasts contemporary design with high-end appliances, sleek cabinetry, and a kitchen island/breakfast bar that invites casual dining and conversation.

Natural light pours in through the Juliet balcony, creating a bright and airy atmosphere in the living area. The décor throughout is tasteful and modern, ensuring a move-in-ready experience for the new owners.

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### KEY FEATURES

- First floor apartment
- Allocated parking
- Principal ensuite
- Modern kitchen
- Two bedrooms
- Beautifully decorated



Step outside to the beautifully maintained grounds of Walker Point Way, meticulously cared for by the management company.

Enjoy the lush landscaping and serene environment, all while benefiting from the convenience of an allocated parking space exclusively for the apartment, ensuring ease and security for your vehicle.

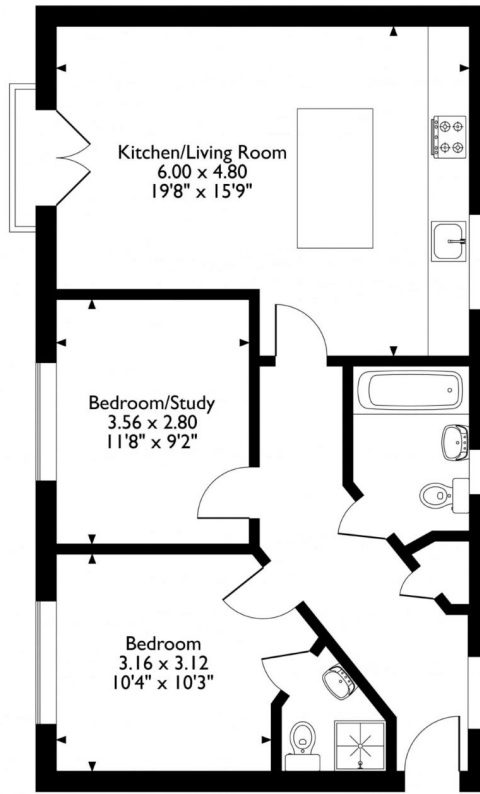
**AGENTS NOTE:**

Lease years remaining from 2024: 997

Maintenance charge (2024): £1,400



Approximate Gross Internal Area  
65 Sq M/700 Sq Ft



**First Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

## DIRECTIONS

To reach Walker Point Way from Belle Vue Park, head south toward Waterloo Road/B4240, turn left onto Waterloo Road/B4240, then left onto Cardiff Road/B4237, in 0.3 miles turn right onto Mendalgief Road and the apartment will be on the right hand side, the corner of Walker point way.



## INFORMATION

Postcode: NP20 2SH  
Tenure: Leasehold  
Tax Band: B  
Heating: Gas  
Drainage: Mains  
EPC: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A	84	84
(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	

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