

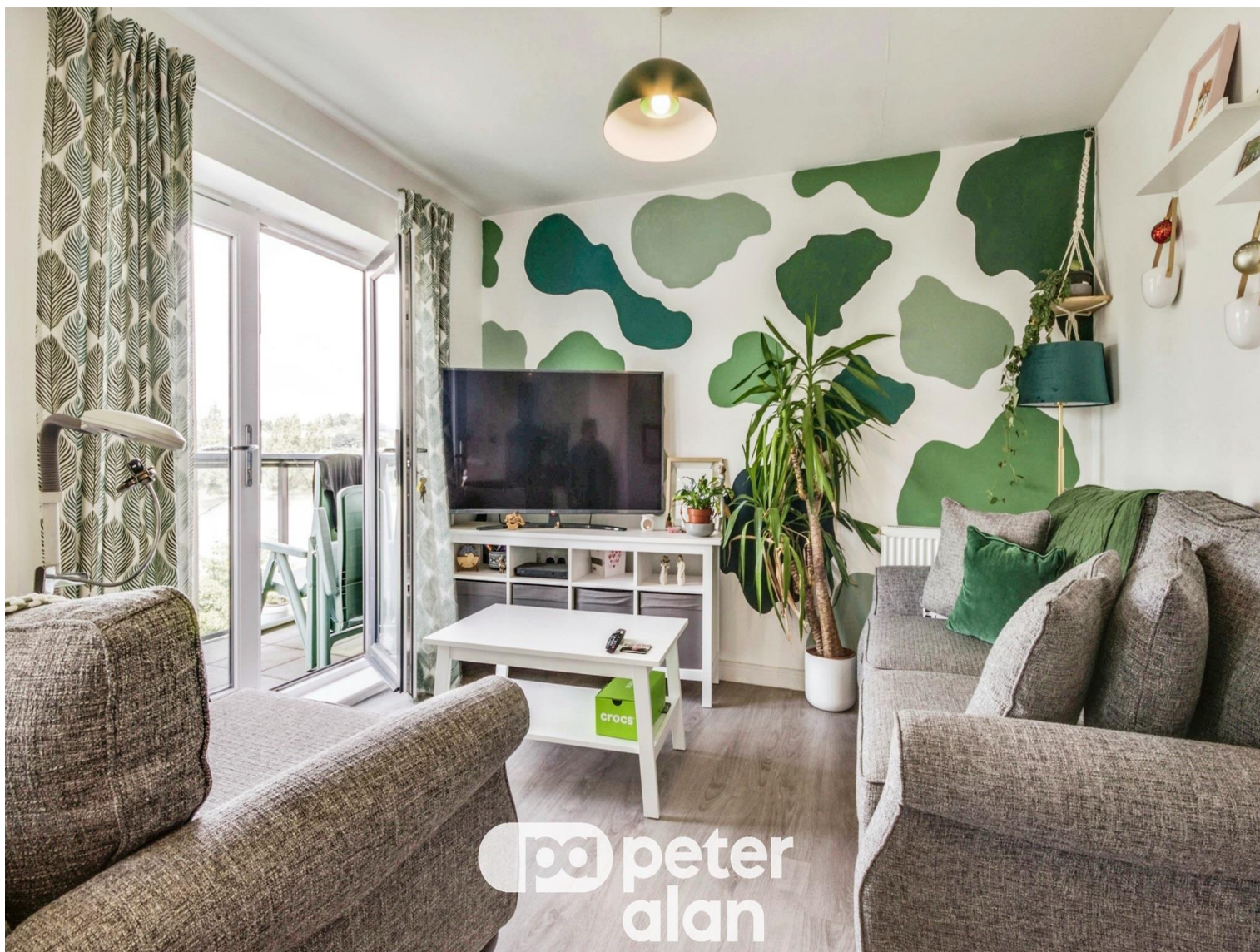


Riverbank Avenue, offers in the region of £170,000

- Top Floor Apartment
- Council Tax Band B
- Modern Throughout
- Balcony Overlooking Riverside
- Close to Local Amenities
- Off Road Parking
- Chain Free
- EPC Rating: B



 2  1  1



About the property

On offer is a lovely 2-bedroom flat in excellent condition, ideally suited for couples or sharers. The property is on the top floor, providing a beautiful view from the spacious open-plan reception room and kitchen. Large windows in the reception room allow for an abundance of natural light, creating a bright and welcoming atmosphere. There is also direct access to the balcony from here, providing a perfect spot to relax or entertain guests.

The open-plan kitchen is a modern space featuring a kitchen island and fitted with up-to-date appliances. It's an inviting environment for cooking and socialising, with plenty of natural light. The flat has large storage cupboards, providing ample space for your belongings.

The bedrooms are generously sized, with the master bedroom offering an additional sense of luxury. The second bedroom is a comfortable double room with plenty of natural light.

The property comes with two dedicated parking spaces, an extremely convenient feature in this popular location. The location is well-served by public transport links and is close to local amenities, schools, and green spaces. There are also walking and cycling routes nearby, making it a peaceful place to live.



Accommodation

Entrance Hallway

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

Bedroom Two

9' 1" x 10' (2.77m x 3.05m)

Bathroom

Kitchen/Living Area

10' 8" x 20' 11" (3.25m x 6.38m)

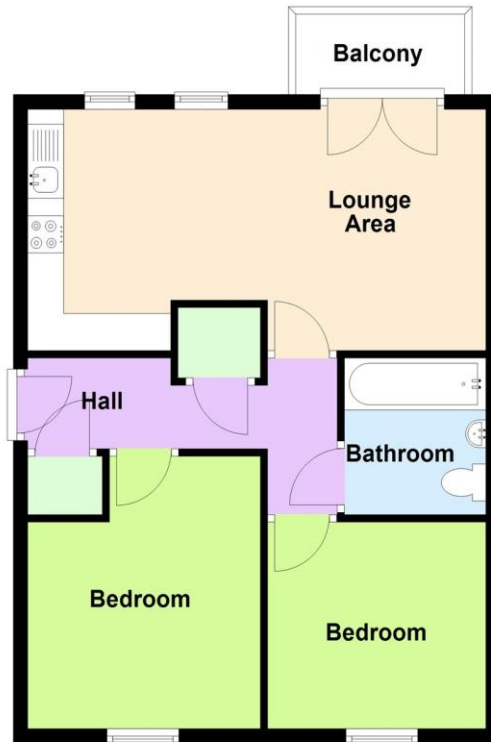
01633 221892

newport@peteralan.co.uk

Floorplan

Second Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 53.2 sq. metres (572.9 sq. feet)

This is inaccurate. For visual pleasure only
Plan produced using PlanUp.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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