



Cambria House

£170,000

- Close to local amenities
- Balcony
- Allocated parking
- Master bedroom with en suite
- Council tax band C
- EPC Rating: B



 2  2  1



About the property

This beautifully presented two bedroom flat is located in a highly regarded area and offers modern, comfortable living in excellent condition throughout. Well maintained and thoughtfully designed, the property is ideal for first time buyers, professionals, downsizers or investors seeking a low maintenance home close to the town centre.

The accommodation features two generous double bedrooms, both offering ample space and natural light. The principal bedroom benefits from its own en suite shower room, providing added privacy and convenience, while the second double bedroom is served by a well appointed main bathroom.

The heart of the home is the impressive open plan kitchen, living and dining area. This bright and spacious layout creates a sociable and welcoming environment, perfect for everyday living and entertaining guests. The kitchen is modern and well equipped, with plenty of storage and worktop space, seamlessly flowing into the living and dining areas.

Further benefits include an allocated parking space, ensuring hassle free parking, and excellent energy efficiency with an EPC rating of B, helping to keep running costs low. The property falls within council tax band C.

Ideally positioned close to the town centre, residents can enjoy easy access to a wide range of shops, cafés, restaurants and transport links, all within walking distance. Combining a desirable location, modern living and excellent condition throughout, this flat offers a fantastic opportunity.



Accommodation

Entrance Hallway

Kitchen / Living Room

19' x 11' 10" (5.79m x 3.61m)

Bedroom 1

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom 2

11' 10" x 8' 6" (3.61m x 2.59m)

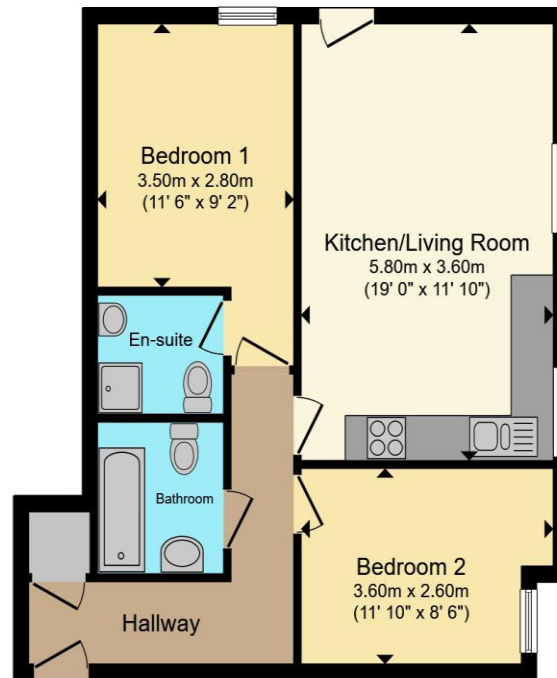
En Suite

Bathroom

01633 221892

newport@peteralan.co.uk

Floorplan



Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

