



## Francis Atkins House

**£145,000**

- Two Double Bedrooms
- River Front Views
- Fitted Kitchen
- Family Bathroom
- Fitted Wardrobes in Maser Bedroom
- EPC Rating: B





## About the property

A well presented two bedroom apartment located on the Lysaght development, It is an ideal location for commuters with easy access to the M4 motorway for Cardiff or Bristol. Walking distance to local amenities and a lovely walk along the river front into the city centre of Newport

The property benefits from a modern fitted kitchen with riverfront views a separate size lounge / diner with a bay window over looking the river front with a lovely sitting area the room benefits with a plethora of windows allowing the natural light through. Two Double bedrooms with fitted wardrobes in the master, a family bathroom. There is ample storage in the apartment as well. There is an allocated parking space and parking for visitors.



## Accommodation

### Lounge / Diner

22' 3" Max x 9' 10" ( 6.78m Max x 3.00m )

### Kitchen

10' 7" x 5' 9" ( 3.23m x 1.75m )

### Bedroom 1

11' 7" Min x 10' 3" ( 3.53m Min x 3.12m )

### Bedroom 2

13' 2" x 8' 4" ( 4.01m x 2.54m )

### Bathroom

01633 221892

[newport@peteralan.co.uk](mailto:newport@peteralan.co.uk)

## Floorplan

### 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 fitments 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

