



Newlands Street, £180,000

- DUPLEX APARTMENT - RENOVATED THROUGHOUT
- 3 BEDROOMS
- PRIVATE REAR GARDEN
- Council Tax - A
- NO CHAIN
- EPC Rating: D



 3  2  1



About the property

This beautifully refurbished duplex apartment offers modern living with high-spec finishes throughout. Located close to local amenities, parks, popular schools, and public transport, with easy access to the M4 corridor. Featuring an open-plan kitchen and living area, three spacious bedrooms.

Accommodation

Ground Floor The ground floor includes a well light LED spot light hallway area, and features a fully refurbished space with high spec laminate flooring throughout, and brand new carpets in every room. The ground floor compromises of Bedroom 3 and Bedroom 2, as well as the open plan kitchen diner living area, and the shower room.

Entrance Hall Enter via a uPVC white door, with a brand new door panel, FENSA certified. The entrance hall benefits from laminate flooring through leading to all other rooms in the apartment.

Living Room 13' 9" x 9' 4" (4.19m x 2.84m)

Open plan living space with the kitchen area, with continued laminate flooring. Plenty of sockets around the room making it a versatile space allowing you to shape it as you wish with furniture. Sound insulated walls to ensure open plan living area does not compromise on the cosiness of bedrooms.

Kitchen 11' 6" x 10' 5" (3.51m x 3.17m)

Laminate flooring continued in the area, with a brand new navy kitchen fitted. With all brand new appliances with 10



year guarantee. Solid ample countertop space, with an inviting breakfast bar making it a perfect hosting place. Brand new uPVC window fitted, FENSA certified.

Bedroom 2 3' 4" x 6' 9" (4.06m x 2.06m)

A perfectly sized double bedroom, and space for a desk too. with freshly plastered and painted walls, new blinds, new carpet, new doors and skirting board too. Brand new uPVC window fitted, FENSA certified.

Bedroom 3 11' 5" x 7' 4" (3.48m x 2.24m) A perfectly sized bedroom, with freshly plastered and painted walls, new blinds, new carpet, new doors and skirting board too.

Shower Room As every other room in the apartment, the shower room is brand new and comes with full porcelain tiled walls, and a large 1300x700mm shower area with a large shower head too. Brand new fixings throughout such as a new toilet and new sinks too. The mirror is hard wired, has LEDs and is anti-fog demist too. Brand new door fitted also. Brand new uPVC window fitted, FENSA certified.

Top Floor The stairs leading up to the top floor have been renovated to a high standard, with the painting and

decorating done as part of the black and white theme throughout the property. The stairs have been fitted with acoustic underlay to minimise sound echoing and travelling through the apartment.

Bedroom 1 12' 11" x 11' 10" (3.94m x 3.61m)

An ample sized master bedroom with access to eaves storage and benefiting from a fitted skylight allowing much natural light into the place. with freshly plastered and painted walls, new carpet, new doors and skirting board too.

01446 733224

barry@peteralan.co.uk

Floorplan



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