



**14 Alicia Close, Newport, NP20 2FH**

**Offers In Excess Of £180,000**

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# 14 Alicia Close, Newport, NP20 2FH

## Offers In Excess Of £180,000



### Description

An opportunity to purchase this very well presented three bedroom duplex apartment situated in this popular location with pleasant views of the River Usk. The property comprises of an entrance hall, living room, kitchen and cloakroom to the first floor. To the lower ground floor can be found three bedrooms, ensuite to master bedroom and the family bathroom. The property further benefits from being partially double glazed, gas central heating and a rear garden. The property is conveniently located close to local shops and amenities and within walking distance to Newport City Centre. Boasting excellent transport links with easy access onto the M4 and close access to the train station it is easy to commute to either Cardiff or Bristol. This property is perfect for anyone looking to get on the property ladder or for buy-to-let landlords. The property is being sold with no chain.

### Entrance Hall

Enter via UPVC door, newly carpeted flooring, smooth walls, smooth ceiling, two wall mounted radiators, built-in double storage cupboard housing boiler and fuse board, doors leading to the living room, kitchen and cloakroom, stairs leading to the ground floor, window to front aspect.

### Living Room

12'0" x 16'1" max (3.67m x 4.92m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, two wall mounted double panelled radiators, white UPVC window to rear aspect, white UPVC double glazed French patio doors with a Juliet balcony and windows to either side overlooking the River Usk.

### Kitchen

5'5" x 10'7" (1.66m x 3.25m)

Enter via white wooden door, kitchen comprising of a range of base, eye level and drawer units with matching complimentary roll edge wood effect worktops, stainless steel one and a half bowl sink with draining board and mixer tap, built-in electric oven with four ring gas hob and overhead extractor unit, integral fridge/freezer and washer dryer, wood effect cushion flooring, smooth walls, smooth ceiling with extractor fan.

### Cloakroom

Enter via white wooden door, cloakroom comprising of a white two-piece suite consisting of low-level water closet and wall mounted corner wash hand basin with mixer tap, wood effect cushion flooring, smooth walls with tiled splashbacks, smooth ceiling with extractor fan, wall mounted double panelled radiator.

### Ground Floor Landing

Accessed via carpeted stairs with a wall-mounted handrail from the first floor, carpeted landing area, smooth walls, smooth ceiling, wall mounted radiator, built-in under-stairs storage cupboard, doors leading to all three bedrooms and the family bathroom.

### Bedroom One

12'7" x 16'1" max (3.85m x 4.91m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted double panelled radiator, built in double wardrobe with sliding mirrored doors, white UPVC double glazed window to rear aspect, white UPVC fully glazed door to rear garden, door leading to en-suite shower room.

### En-Suite Shower Room

Enter via white wooden door, en-suite comprising of a white three piece suite consisting of low level water closet, pedestal wash basin and mixer tap and walk-in shower cubicle with wall mounted power shower, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted radiator.

### Bedroom Two

7'8" x 9'7" max (2.36m x 2.94m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

### Bedroom Three

6'1" x 8'10" max (1.87m x 2.71m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

## Family Bathroom

7'0" x 9'0" max (2.15m x 2.75m max)

Enter via white wooden door, bathroom comprising of a white three piece suite consisting of low-level water closet, pedestal wash basin with mixer tap and panelled bath with shower mixer attachment, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted panelled radiator.

## Rear Garden

Small garden to the rear with a paved footpath, lawn and gravel area, wooden fencing to boundaries.

## Parking

There is an allocated parking space to the front of the property. There is an annual charge of £150.00 Per Annum for the space.

## Tenancy

The property is currently let at £825.00 per month, on a fixed-term contract.

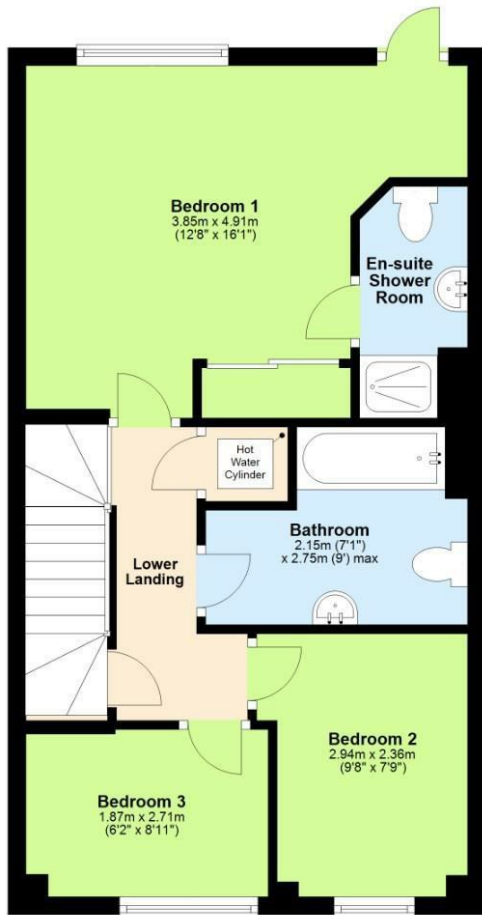
## Tenure

We have been advised by the Vendor that the property is LEASEHOLD with 110 years remaining on the lease. The service charge is £50.56 per month, which includes buildings insurance.

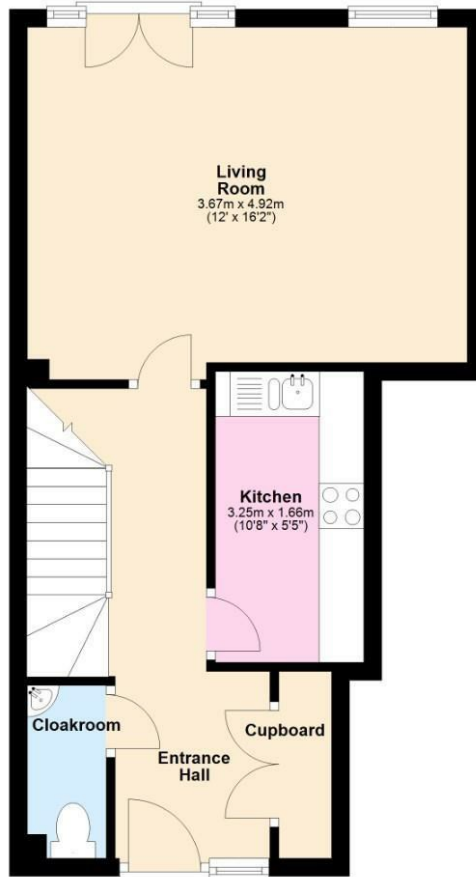
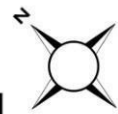




### Ground Floor



### First Floor



Energy Efficiency Rating		
Current	Potential	
78	80	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.