



# 16 Adams Crescent, Newport.

## Offers in the region of $\pounds110,000$

This spacious two Bedroom, first floor apartment is located within a stone's throw of Newport town centre and is ideal for an investor, first time buyer or downsizer looking for a property with such perks as a balcony, two double Bedrooms, off road parking and communal gardens.

Briefly comprising Entrance Hallway, Large Living Room (with balcony), Kitchen, Bathroom and Two Bedrooms, there is secure intercom entry system on the main front door. Currently tenanted offering over a 6% return per annum. NO UPWARD CHAIN! Lease length - 96 years remaining. Ground rent - £10 per annum. Service charge TBC.

### 01952 813625

# 16 Adams Crescent Newport Shropshire

#### Property entered via

main front door with telephone intercom system. Upstairs within communal stairwell to partially glazed front door with obscure window to the side leading into

#### **Entrance Hallway**

Built in storage cupboard containing water tank. Door to Living Room and door to

Living Room 12' 7" x 15' 1" (3.83m x 4.59m) With pleasant balcony off.

Kitchen 9' 5" x 8' 9" (2.87m x 2.66m)

#### Inner Hallway

Built in storage cupboard. Loft hatch to loft storage space.

Bathroom 6' 3" x 6' 5" (1.90m x 1.95m)

Bedroom 1 11' 7" x 9' 8" (3.53m x 2.94m)

Bedroom 2 10' 3" x 13' 3" (3.12m x 4.04m)

10 High Street, Newport, Shropshire, TF10 7AN Tel: 01952 813625 Email: info@barkerhealey.co.uk Web: www.barkerhealey.co.uk VIEWING STRICTLY BY APPOINTMENT ONLY

#### Externally

To the rear of the property is parking and a communal garden area.

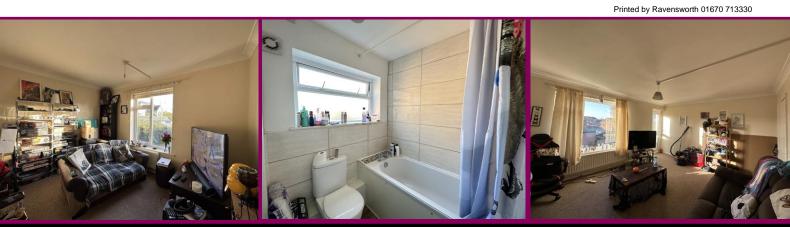
GROUND FLOOR

BEDROOM 2	BEDROOM 1 STORAGE	
STORAGE OILER ROOM	LET Healey	BALCONY

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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not task dight of the title documents. A Buyer is advised to botain werification from their Solicitor or Surveyor. References to the "Forther" are advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form availing Vendors confirmation of their accuracy. These details must therefore taken as a outide only and particular site should be requested from the acents.