



16 Adams Crescent, Newport.

Offers in the region of **£110,000**

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.

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)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

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

GROUND FLOOR



16 ADAMS CRESCENT TF10 7QJ

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PROPERTY



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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.
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