



10 Audley House Mews, Newport.

Offers in the region of **£160,000**

This spacious two Bedroom, ground floor bungalow situated within the ever popular Audley House mews development offers open-plan living accommodation and is in the perfect location for anyone wishing to be close to Newport town centre.

Briefly comprising open-plan Lounge (with French doors out to a communal garden area), modern Kitchen/Diner, two double Bedrooms and a stunning Bathroom (with roll top bath), externally there is allocated parking for one vehicle (in addition to visitor parking) and shared gardens. Gas C.H., uPVC D.G. EPC Rating TBC & Council Tax Band A. Ground rent £75 every 6 months. Service charge £100 per month. 85 years remaining on the lease.

10 Audley House Mews Audley Avenue Newport Shropshire

Property entered via front door into

Entrance Hall

Lounge 17' 1" x 13' 3" (5.20m x 4.04m)

Kitchen/Diner 17' 0" x 7' 2" (5.18m x 2.18m)

Family Bathroom 10' 8" x 4' 8" (3.25m x 1.42m)

Bedroom 1 13' 2" x 10' 0" (4.01m x 3.05m)

Bedroom 2 13' 5" x 7' 7" (4.09m x 2.31m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front of the property is a communal garden area. Allocated parking for one vehicle, in addition to visitor parking bays.

To the rear is lawned communal garden area, accessed from the Lounge via French doors.

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
Measurements are taken to the internal face of the walls and are approximate and do not include the area of any external walls or balconies. The actual area may vary slightly from the measurements shown on this plan. The actual area may vary slightly from the measurements shown on this plan. The actual area may vary slightly from the measurements shown on this plan. The actual area may vary slightly from the measurements shown on this plan.

Barker Healey

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.
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 had sight of the title documents. A Buyer is 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 awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.