



3 Audley House Mews, Newport.

Offers in the region of **£125,000**

This spacious, ground floor apartment offers everything a first time buyer, investor or downsizer could hope for! With a large double Bedroom, light and airy Lounge/Diner (with full height and width feature windows to the front), off-road parking and communal gardens - all within a stone's throw of Newport town centre - it is also offered with No Upward Chain.

Benefitting from neutral decoration throughout, the property briefly comprises spacious Lounge/Diner, Kitchen, double Bedroom and Bathroom. Externally there are well kept communal gardens to the front and rear and parking for residents and visitors. D.G. & GAS C.H. throughout. Council Tax Band A. EPC Rating C. Ground Rent & Service Charge - £164 per quarter. Lease length - 84 years remaining.

3 Audley House Mews Newport Shropshire

Property entered via

front door from communal hallway into entrance hallway which provides direct access to Bedroom, Bathroom & Kitchen. Door to built-in storage cupboard.

Kitchen 7' 1" x 5' 10" (2.16m x 1.78m)

Lounge/Diner 14' 7" x 8' 10" (4.44m x 2.69m)

Bedroom 12' 7" x 7' 4" (3.83m x 2.23m) (plus built-in wardrobe)

Bathroom 9' 5" x 5' 5" (2.87m x 1.65m) (max)

Externally

To the front and rear are well kept communal gardens which comprise a free-form lawned area and several stocked borders containing mature plants and shrubs. Pedestrian doors to both sides of the building allow access to the communal hallway.

The property benefits from a parking space within a residents' parking area which also offers additional visitor parking.

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VIEWING STRICTLY BY APPOINTMENT ONLY

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 358 sq.ft. (33.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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