



## 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.

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

**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.



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 inaccuracy. Prospective buyers should note that these dimensions 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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Printed by Ravensworth 01670 713330



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