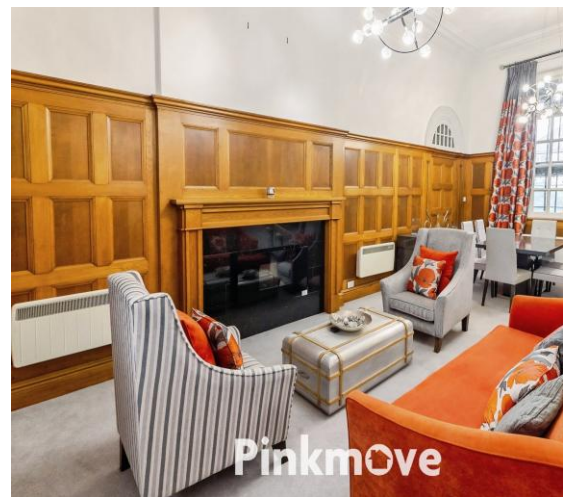




## Shire Hall Pentonville

Guide Price £135,000 to £140,000

- Impressive Open-Plan Living Area
- Contemporary Kitchen & Bathroom
- Two Allocated Parking Spaces
- Prime Location a Short Walk from the City Centre
- Close to Excellent Amenities
- Fantastic Transport Links to the M4 Motorway Network and Railway Station



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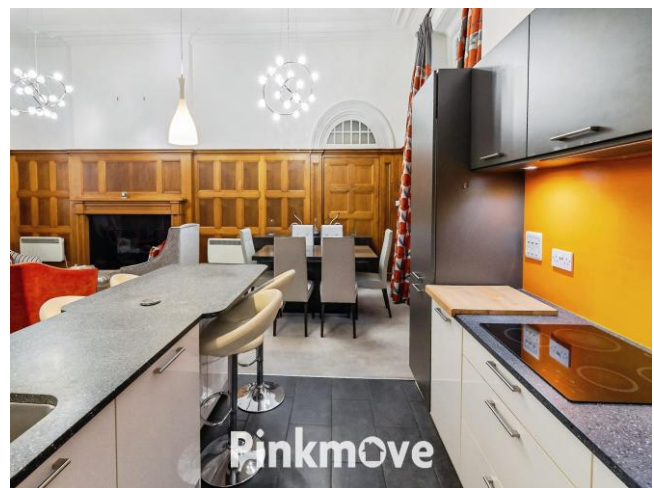
## About the property

Step inside this beautifully appointed two-bedroom apartment within the iconic Shire Hall — a Grade II listed Edwardian landmark in the heart of Newport.

This remarkable home showcases an expansive open-plan Lounge/Diner/Kitchen, where soaring ceilings and elegant sash windows bathe the space in natural light, creating an airy sense of grandeur. Period oak features add warmth and timeless character, complemented by a convenient storage room.

The master bedroom offers generous proportions and classic detailing, while the second bedroom includes smart built-in storage. A sleek, modern bathroom with underfloor heating — also featured in the living area — brings comfort and style throughout.

With stair and lift access, two allocated parking spaces, and a prime location just moments from Newport town centre, schools, shops, and leisure facilities, this property combines heritage charm with modern convenience. Excellent transport links via the nearby train station, bus routes, and M4 make commuting effortless.



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## Accommodation

### Lounge/Dining Room

27' 3" x 31' 1" ( 8.31m x 9.47m )  
Max Measurements

### Kitchen

8' 9" x 10' ( 2.67m x 3.05m )

### Bedroom 1

16' 10" x 13' ( 5.13m x 3.96m )

### Bedroom 2

10' 11" x 13' ( 3.33m x 3.96m )  
Max Measurements

### Bathroom

5' 4" x 8' 9" ( 1.63m x 2.67m )

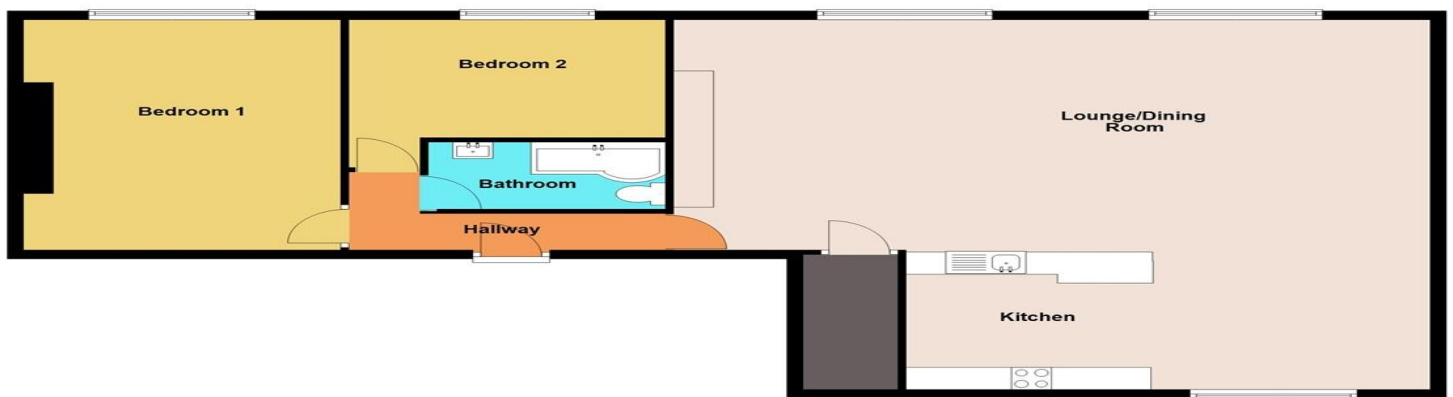
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## Floorplan

**Ground Floor**  
Approx. 115.6 sq. metres (1244.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.4 sq. feet)  
**Flat 12 Shire Hall**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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