



**pa** peter  
alan

## Joyce Close

**£100,000**

- Walking distance to amenities
- Easy access to M4
- Perfect for first-time buyers
- Two spacious bedrooms
- Sought-after Newport location
- Good condition throughout
- No onward chain!
- EPC Rating: D



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## About the property

We are pleased to present this two-bedroom second floor flat for sale, situated in the sought-after location of Joyce Close in Newport. The property is in good condition and boasts a comfortable layout with a total of one reception room, one kitchen, two bedrooms, and one bathroom.

The location of this flat offers exceptional convenience, with local amenities and public transport links just a short walk away. Furthermore, it has easy access to the M4, making it an ideal choice for commuters to Cardiff or Bristol.

The reception room provides a welcoming space, while the kitchen is well-appointed for all your culinary needs. Each of the two bedrooms offers ample space for relaxation and rest, and the bathroom is well-maintained and functional.

This property is an excellent opportunity for first-time buyers looking to start their journey into homeownership. It also presents a promising proposition for investors, thanks to its prime location and good condition.

In summary, this flat offers a combination of comfort, convenience, and potential that is not to be missed. We invite you to view the property to truly appreciate what it has to offer.



## Accommodation

### Private Hallway

### Living Room

15' 8" x 12' 5" ( 4.78m x 3.78m )

### Bedroom One

10' 3" to wardrobes x 12' 1" ( 3.12m to wardrobes x 3.68m )

### Bedroom Two

11' 6" x 9' 4" ( 3.51m x 2.84m )

### Bathroom

### Kitchen

14' 6" x 10' 4" ( 4.42m x 3.15m )

### Outside

### Lease

Lease term of 125 years from 15 February 1982.

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## Floorplan

### 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 fitments 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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