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CARDIFF

VALE

CAERPHILLY

BRISTOL







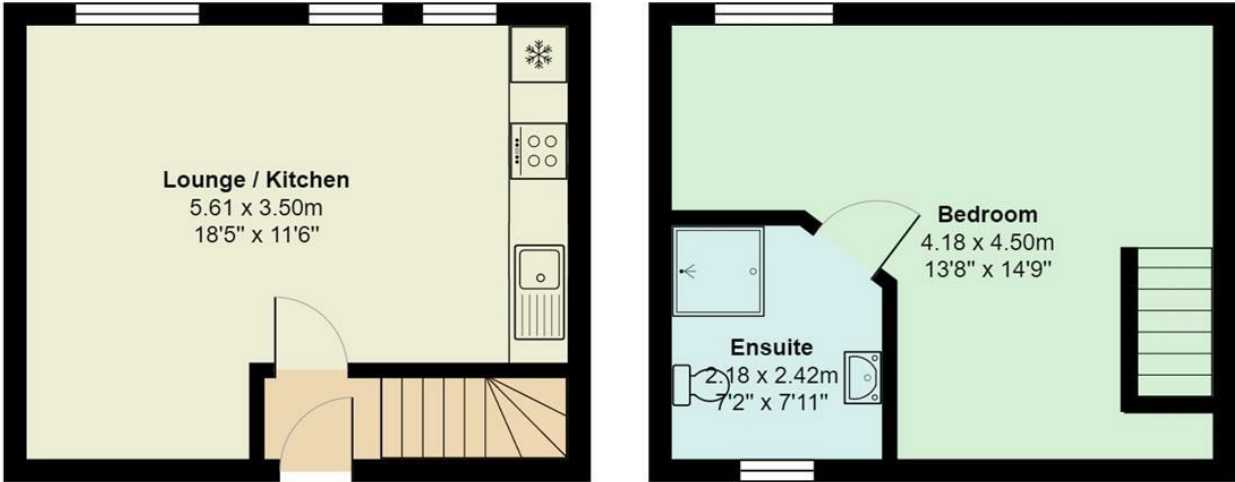
Comments by Jon Hooper-Nash



**Property Specialist**  
**Jon Hooper-Nash**  
Director

jon@jeffreycross.co.uk

# Commercial Street, Newport



Total Area: 50.5 m<sup>2</sup> ... 543 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Comments by the Homeowner





# Emlyn Walk

*City Centre, Newport, NP20 1EW*

PCM

£745 PCM



1 Bedroom(s)



1 Bathroom(s)



543.00 sq ft



Contact our  
***Brinsons Caerphilly Branch***  
029 20867711

JeffreyRoss /Brinsons are delighted to offer this one bedroom duplex flat in the heart of Newport City Centre. Located on Emlyn Walk, just off Friars Walk and off Commercial Street, the development is a fantastic selection of 4 x one bedroom apartments. This flat is a spacious one bedroom flat that is on the first-floor and is split over two levels wth open-plan lounge/kitchen to the first-level and large bedroom with ensuite on the first-floor. The property is available unfurnished (but with white goods provided) and would be a great option for single professional or couple looking to be in the heart of the UK's fastest growing City!

COUNCIL TAX BAND of TBC  
EPC RATING of C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC