

6 Cwrt Pencraig Newport



TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

- LOCATED ON THIS POPULAR DEVELOPMENT
- CLOSE TO ALL CITY CENTRE AMENITIES
- 25% SHARED OWNERSHIP
- ECONOMY 7 HEATING
- VIEWING RECOMMENDED
- FITTED KITCHEN
- WELL PROPORTIONED BEDROOMS
- BATHROOM WITH SEPARATE SHOWER
- SPACIOUS LOUNGE/DINING ROOM
- NO ONWARD CHAIN

Chain Free £42,500



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Introduction

A fantastic opportunity to purchase this spacious flat situated in Cwrt Penraig, Caerau Crescent, offered to the market with no onward chain and suitable for purchasers aged 55 and above, plus enjoying close proximity to hand amenities. Within walking distance we have local shops, bus stops and Newport City Centre, as well as easy access to major road connections.

The flat is accessible either via stairs or courtesy lift and can be found on the ground floor. Upon entering, we are welcomed into the hallway which leads off to a spacious lounge/diner, kitchen, two bedrooms and shower room. The flat further benefits from parking (un-allocated) and a secure intercom system as well as a careline alarm service and communal garden/carpark.

Tenure

We are advised that the property is shared ownership with a 75% / 25% split meaning you will own 25% and will rent the remaining portion from Newport City Homes. We are also advised that the rent, service charge and ground rent is £547.30 per month and that there is approximately 63 years lease remaining.

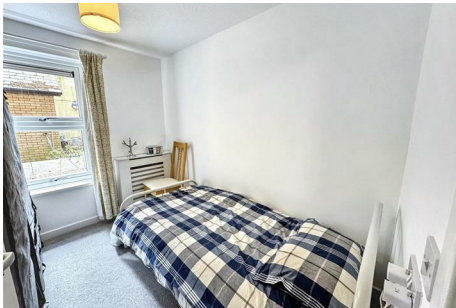
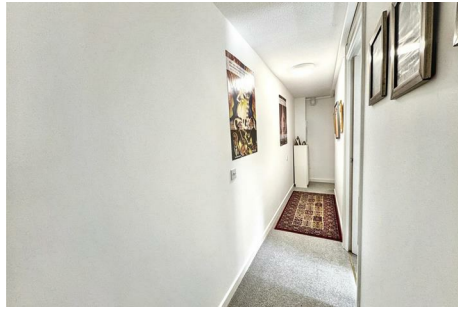
Council Tax

Band C


Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



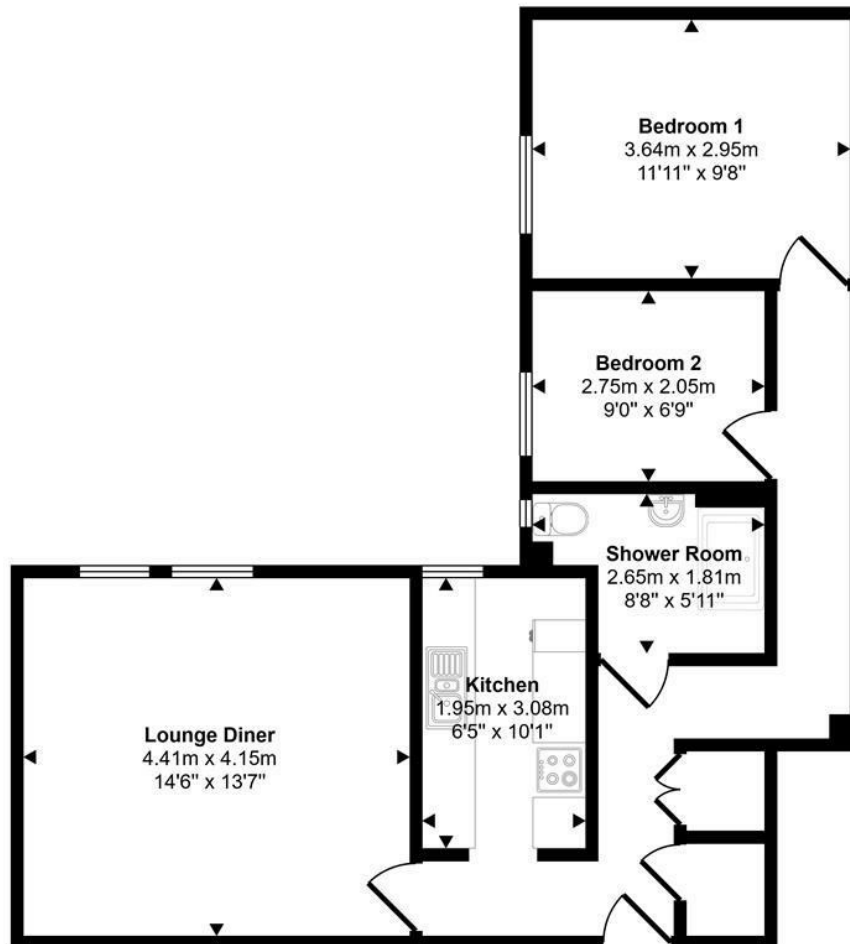
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
60 sq m / 645 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.