



## Ariel Reach

£110,000

- Offered with no onward chain
- Allocated parking
- Prime location with good access links to the M4 motorway and city centre
- Open plan living with Juliet balcony and high ceilings giving a spacious feel
- Modern Two Storey Apartment
- EPC Rating: C



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## About the property

We are delighted to present this modern flat, currently available for sale with no onward chain. Ideally located on Ariel Reach in Newport, the property benefits from excellent public transport links and easy access to local amenities. For those who enjoy the outdoors, walking and cycling routes along the river are readily accessible from this location.

The flat is in good condition and features an open-plan reception room and kitchen. The reception room strikes a perfect balance between style and functionality, with high ceilings and a Juliet balcony. The layout accommodates both seating and dining areas — ideal for entertaining guests or enjoying a quiet evening at home.

The kitchen continues the open-plan design, enhancing the sense of space and flow throughout the property. This layout makes the kitchen a sociable and pleasant area to spend time in.

There are two bedrooms: a spacious double room and a cosy single room. Both have been thoughtfully designed with comfort in mind, offering peaceful retreats for their occupants.

The flat also includes one bathroom.

A standout feature of this home is the inclusion of parking — a highly sought-after amenity in any urban setting.

In summary, this property represents a fantastic opportunity for anyone seeking a comfortable and conveniently located home in Newport, with the added benefit of no onward chain.



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## Accommodation

### Living Room

19' 1" x 14' 2" ( 5.82m x 4.32m )

### Bedroom 1

10' x 9' 8" ( 3.05m x 2.95m )

### Bedroom 2

9' 2" x 7' 10" ( 2.79m x 2.39m )

Max Measurements

### Bathroom

5' 10" x 5' 9" ( 1.78m x 1.75m )

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## Floorplan

### First Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



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**Total area: approx. 50.0 sq. metres (538.1 sq. feet)**  
**30 Ariel Reach**

## 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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