



## Monmouth Court

**Guide Price £140,000 - £150,000**

- No Chain
- Independent Living in a Secure Environment
- Double Bedroom with Built-In Wardrobes
- Off-Road Parking
- Second-Floor Apartment with Lift Access to All Levels
- Private Patio Area
- Communal Lounge & Laundry Room
- EPC Rating: B



**Pinkmove**

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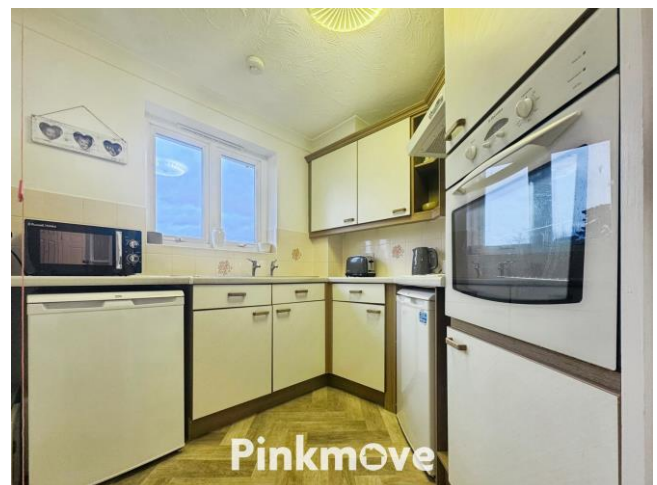


## About the property

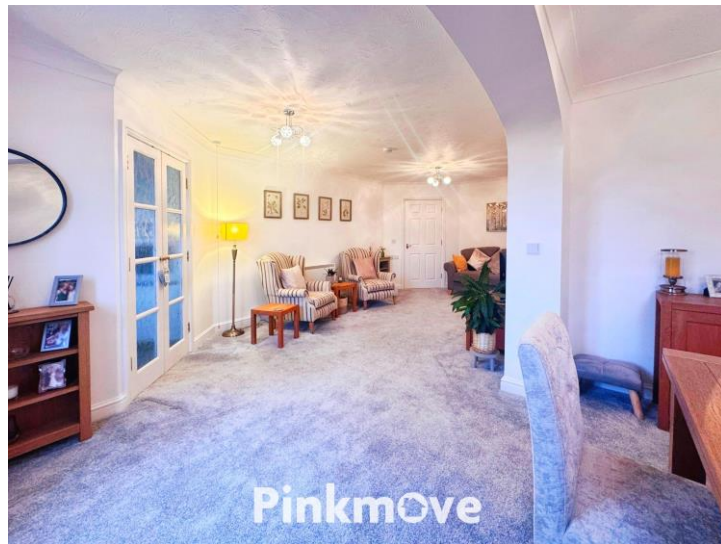
Perfect for those seeking safe and secure independent living, this delightful second-floor apartment is located within Monmouth Court – a retirement development for those over 55 (couples) or 60 (single occupancy). Situated just off Bassaleg Road, the complex offers beautiful communal gardens, a development manager on-site, a 24-hour emergency call system, and a video door entry system for peace of mind. Residents also benefit from laundry facilities, a communal lounge, and both resident and visitor parking.

The apartment is accessed via a lift and features a welcoming entrance hall with convenient storage, a spacious lounge open to a dining area, and a compact yet well-equipped kitchen. The double bedroom includes fitted wardrobes, and there is a modern shower room.

This one-bedroom home is offered with no onward chain and is ready to move straight in. Monmouth Court, built by McCarthy & Stone, comprises 54 apartments and is ideally located within walking distance of local amenities, including a Post Office and convenience stores.







## Accommodation

### Hallway

6' 5" x 6' 6" ( 1.96m x 1.98m )  
Max Measurements

### Lounge

21' 5" x 8' 8" ( 6.53m x 2.64m )  
Max Measurements

### Dining Room

11' 6" x 6' 11" ( 3.51m x 2.11m )

### Kitchen

7' 6" x 7' ( 2.29m x 2.13m )  
Max Measurements

### Bedroom

18' x 9' 3" ( 5.49m x 2.82m )  
Max Measurements

### Shower Room

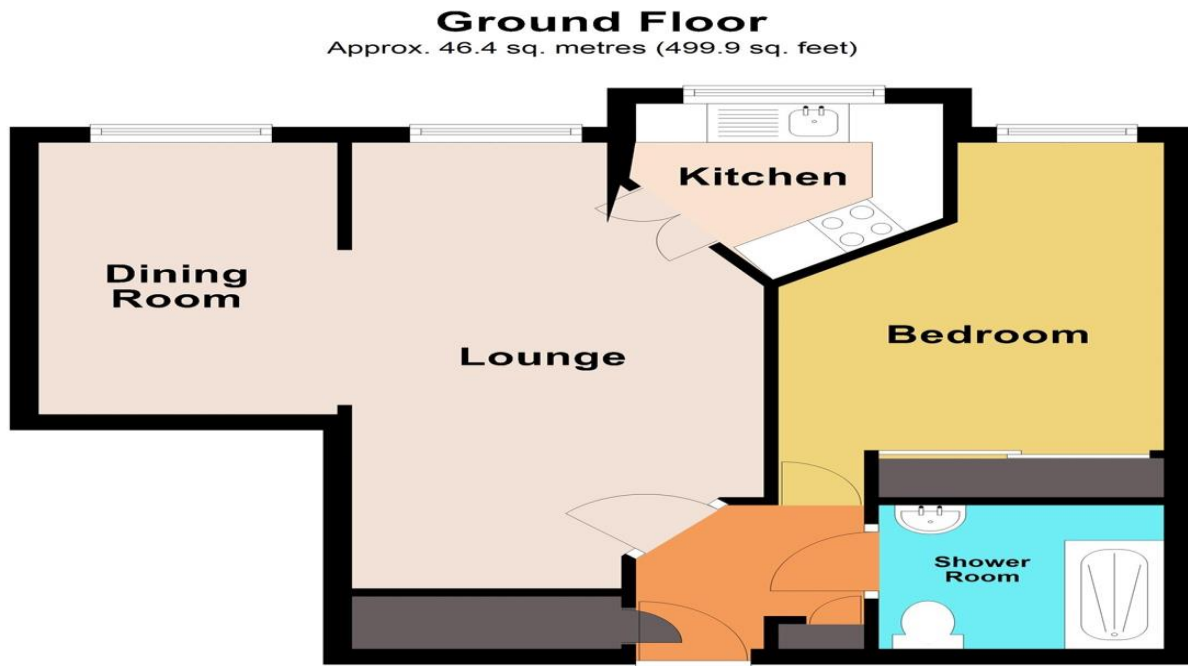
6' 6" x 5' 8" ( 1.98m x 1.73m )

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## Floorplan



Total area: approx. 46.4 sq. metres (499.9 sq. feet)  
**Flat 39 Monmouth Court, Bassaleg Road, Newport**

## 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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