



## The Bramante Copper Dome Mews Newport



### STYLISH FIRST FLOOR FLAT WITH TWO BEDROOMS AND BALCONY

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- BALCONY OVERLOOKING THE RIVER USK
- FIRST FLOOR LOCATION
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- SECURE ENTRY SYSTEM
- ALLOCATED PARKING
- WALKING DISTANCE TO NEWPORT CITY CENTRE
- IDEAL FIRST PURCHASE

**Chain Free £160,000**



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# **The Bramante, Newport, NP19 0PW**

## **Introduction**

Offered for sale is this modern apartment situated on the first floor of this modern riverfront apartment block just minutes from excellent amenities. Within a few minutes walk is Newport City Centre including the Friars Walk Development where there are a range of shops and restaurants. Newport Train and Bus Station are also both within a few minutes walk and well regarded schools and road links are just a few minutes away by car (junction 26 of the M4 motorway).

Accessed via a secure intercom entry system, stairs take you up to the first floor where you will find the apartment. Upon entry, there is a hallway (with a large store cupboard) that leads off to two double bedrooms (bedroom 1 with built in wardrobes), a bathroom with bath & shower and a stylish open plan kitchen/lounge/diner which has access out to a balcony providing lovely views over the River Usk.

Viewing is essential to appreciate what this stunning apartment has to offer, further information can be found below;

## **Council tax**

Band B

## **Tenure**

Leasehold. 125 years lease from 2016. We are advised the current annual costs for service charge is £1946.74 and the annual ground rent is £250

## **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.



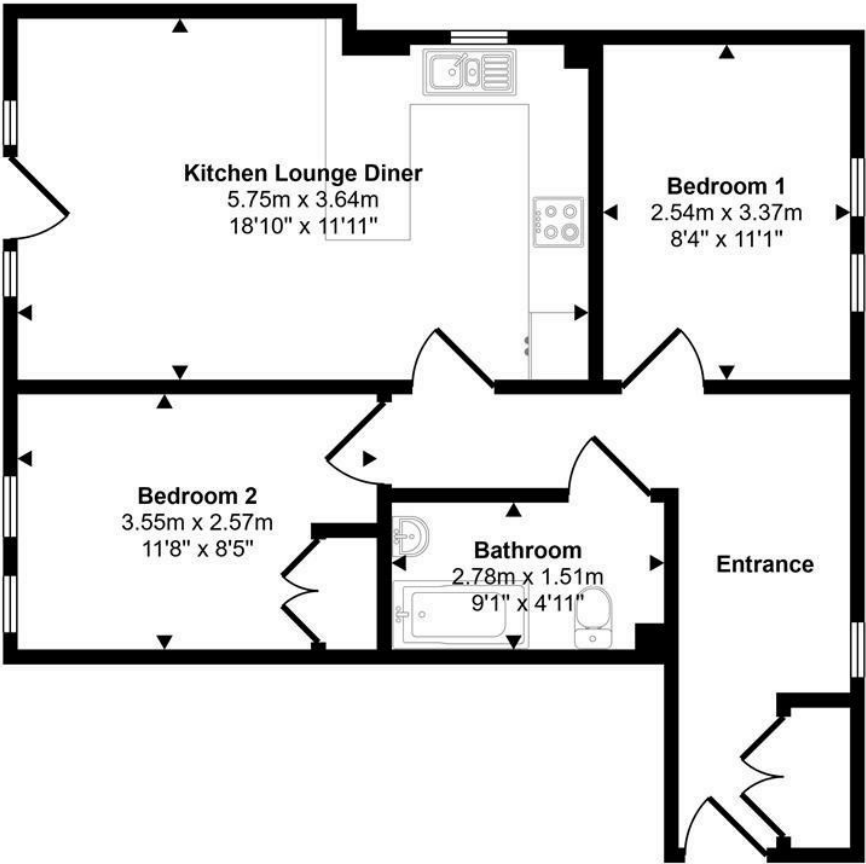
### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

Approx Gross Internal Area  
56 sq m / 598 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.