



Flat 11, 25 Swan Crescent Newport



VERY WELL PRESENTED TOP FLOOR TWO BEDROOM APARTMENT IN POPULAR LOCATION

- VERY WELL PRESENTED MODERN APARTMENT
- TOP FLOOR
- TWO BEDROOMS
- OPEN PLAN MODERN FITTED KITCHEN/LOUNGE/DINER
- WELL KEPT COMMUNAL HALLWAYS AND GROUNDS
- INTERCOM SYSTEM
- ONE ALLOCATED PARKING SPACE
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- PERFECT FIRST TIME PURCHASE OR BUY-TO-LET INVESTMENT

£150,000



CARDIFF

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Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

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01633 212 666



PONTYPRIDD

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01443 485000

Flat 11, 25 Swan Crescent, Newport NP19 4BP

Introduction

Offered for sale is this very well presented TOP FLOOR apartment which is near to excellent amenities within the Lysaght Village development, just minutes from shops, bus stops and main road connections, M4 motorway links to both Cardiff and Bristol and beyond

On entering the block, the neat and tidy hallways lead up to the top floor. On entering the hallway it leads off to two bedrooms, modern family bathroom and then onto a light and airy open plan modern fitted kitchen/lounge/diner. Ideal for first-time buyers, investors or if you are looking to downsize.

The apartment further benefits from one allocated parking space and a secure intercom entry system.

Viewing is a must to appreciate what this apartment has to offer.

Tenure

Leasehold -We are advised the lease of 125 years commenced in March 2017 and that the yearly service charge £1,350pa and ground rent is approximately £250pa . However all figures should be confirmed by your solicitor.

Council Tax

Band C

Viewings

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.



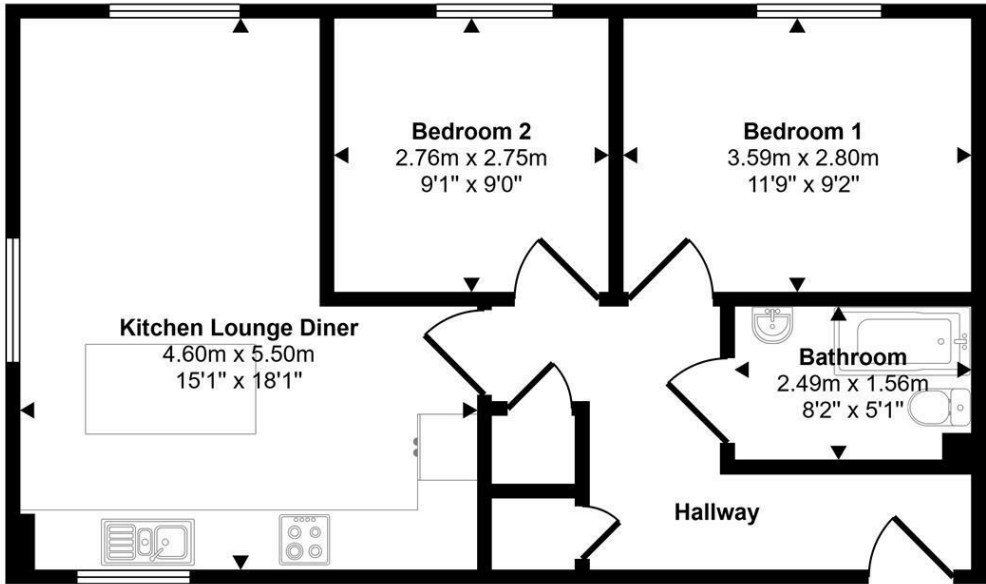
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
54 sq m / 577 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.