



**61 Victoria Road**  
**Newport**  
**£135,000**



Lancasters

CHAIN FREE - Central Newport, A purpose built first floor apartment - with a lift. Beautifully appointed and in great condition throughout. Even better it has allocated off street parking!! A fantastic BTL or FTB Gas centrally heated and double glazed and a lovely outlook.





# 1 Bedroom First Floor Apartment

## Entrance

Communal entrance and buzzer entry - Hall with mail boxes, lift and stairs to all floors.

## Hall

Once in the property there is a wide hall with 2 built in cupboards.

## Lounge/Diner 16' 1" x 11' 6" (4.9m x 3.5m)

A dual purpose main reception with Juliette balcony and french style doors, with a scenic outlook - over the old railway.

## Kitchen 9' 10" x 7' 7" (3.0m x 2.3m)

Arranged on all sides with plenty of floor and wall mounted storage units and contrasting counter tops. Gas integrated hob and electric cooker. Space and plumbing for additional white goods.

## Bedroom 12' 10" x 9' 6" (3.9m x 2.9m)

A large front aspect double bedroom.

## Bathroom

A well appointed bathroom, with panelled bath and shower over, w/c and basin.

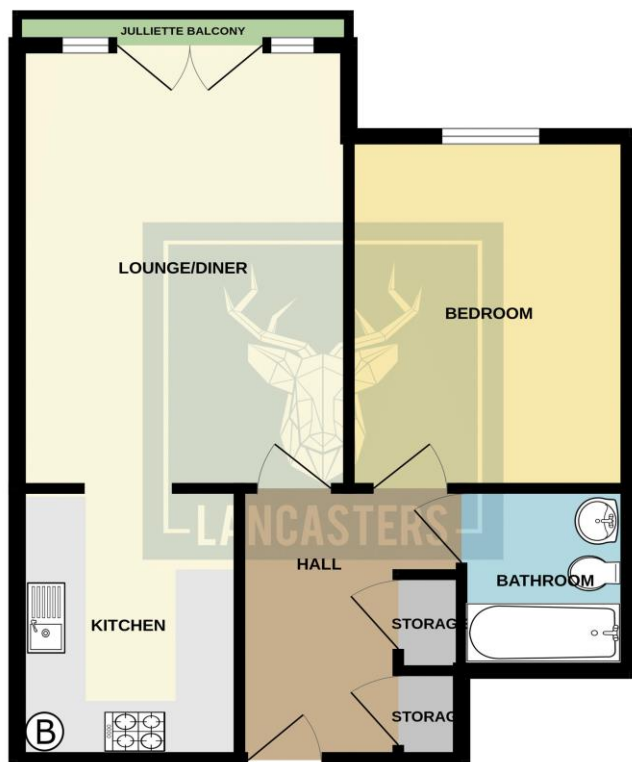
## Outside

The property has an allocated off street parking space.

## Tenure

Leasehold 999 years from January 1st 2007 - 981 years remaining. Service charge including ground rent is £325 per annum.

FIRST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Leasehold

Council: A

EPC: C

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