



Lugley Street | | Newport | PO30 5JL

Offers Over £80,000



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New to the market is this upper-floor apartment located ideally in Newport town centre, within easy reach of all local amenities and bus routes. This property has recently been REFURBISHED to a high standard and consists of a good-sized lounge/kitchenette, modern-fitted shower room with walk in shower, generously-sized double bedroom and a communal garden area. Other benefits include double glazing and electric heating. Comes with excellent tenants-in-situ for any potential investors!

Gross yield approx 10%

- INVESTORS ONLY
- 1 DOUBLE BEDROOM
- REFURBISHED TO A HIGH STANDARD
- UPPER FLOOR APARTMENT
- TOWN CENTRE LOCATION
- DOUBLE GLAZING

Communal Entrance

Apartment Entrance

Lounge Area
16'3" x 9'7" (4.95 x 2.92)

Kitchen Area
5'6" x 7'5" (1.68 x 2.26)

Bedroom
16'11" x 9'6" (5.16 x 2.90)
2.90 (5.15 x 2.89))

Bathroom
6'3" x 6'1" (1.91 x 1.85)



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A
EPC Rating D

3 Langely Court Pyle Street
Newport
Isle of Wight
PO30 1LA
01983 521212

enquiries@redsquirrelpropertyshop.co.uk
www.redsquirrelpropertyshop.co.uk

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