



## Flat 6 Aragon House, Newport, NP20 4LY

### Offers in the region of £140,000



Situated in the desirable Aragon House on Oakfield Road, Newport, this charming first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a modern design and is situated in a well-maintained block, complete with lift access to all floors.....



## MAIN DESCRIPTION

One2one are pleased to present for sale this well-maintained and spacious first-floor apartment, ideally situated in a sought-after residential area just a short walk from the train station and city centre, and only a brief drive from the M4. This attractive apartment offers comfortable two-bedroom accommodation within a well-kept block that benefits from lift access to all floors.

The property features a generously sized lounge and dining area with patio doors opening onto the communal garden, allowing for plenty of natural light and a pleasant view. The modern kitchen is well-equipped, and the shower room includes a step-in shower cubicle for added convenience. Additional benefits include double glazing throughout, an allocated parking space, and visitor parking.

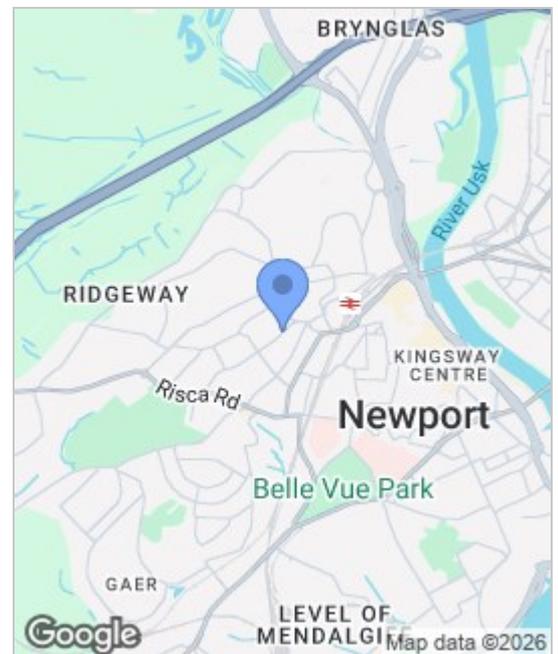
Access to the apartment is via a secure communal entrance with an intercom entry system. The building is surrounded by mature, well-maintained communal gardens, which offer a drying area and a paved seating area for residents to enjoy. The apartment is offered with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors.

### Lease Details

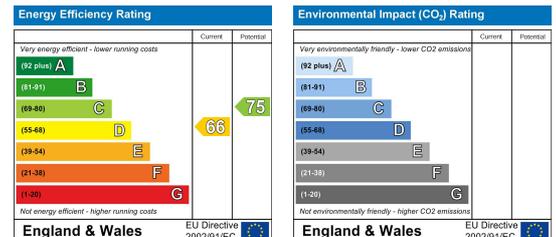
Leasehold - 999 year lease from 2012. Service charge around £125 per month which includes building insurance, general interior and exterior maintenance.

### Council Tax Band 'C'

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



Total area: approx. 62.4 sq. metres (671.8 sq. feet)



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