



Lugley Street | | Newport | PO30 5JL

Offers In Excess Of £85,000



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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!

- VACANT POSSESSION
- UPPER FLOOR APARTMENT
- 1 DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- REFURBISHED TO A HIGH STANDARD
- 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 (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 | |
| (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**

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