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Riverbank Avenue

Guide Price £175,000 to £180,000

- Open Plan Living
- Family Bathroom
- Allocated Parking + Visitor Parking
- Communal Garden
- Riverside Setting
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: B



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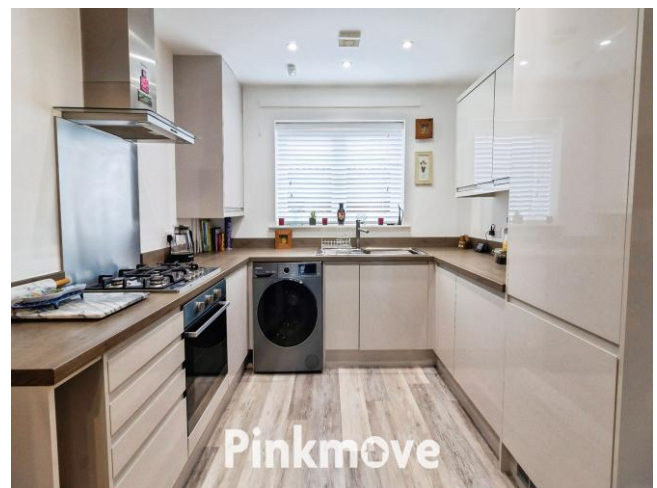
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About the property

This well-presented two-bedroom apartment on Riverbank Avenue, Newport offers comfortable living in a quiet and well-established residential area. The main living space is an inviting open-plan lounge and dining area that flows into a modern kitchen, creating a bright and practical layout ideal for everyday living and entertaining. Both bedrooms are versatile and can be adapted for use as sleeping spaces, a home office or a study, and the family bathroom is neatly finished and functional. The property benefits from one allocated parking space within a communal car park, with additional visitor parking available. To the rear, residents can enjoy a communal patio garden, providing a pleasant outdoor area for relaxation in the peaceful surroundings.

Riverbank Avenue is conveniently situated close to a selection of local shops and amenities, ensuring daily essentials are within easy reach. The area is served by well-regarded primary and secondary schools, making it an appealing choice for families or those planning for the future. Excellent transport links are nearby, with regular bus routes connecting to Newport city centre and surrounding districts. Newport Train Station offers further connections for commuters, while the M4 is easily accessible for travel towards Cardiff, Bristol and beyond. Combining a tranquil setting with convenient access to local facilities, this apartment is an excellent option for anyone seeking a comfortable and well-located home in Newport





Accommodation

Lounge/Diner

15' 5" x 14' 8" (4.70m x 4.47m)
Max Measurements

Kitchen Area

7' 6" x 9' 2" (2.29m x 2.79m)

Bedroom 1

11' 3" x 10' 10" (3.43m x 3.30m)

Bedroom 2

7' 3" x 10' 10" (2.21m x 3.30m)

Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Floorplan

Ground Floor
Approx. 62.9 sq. metres (676.6 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)
4 Riverbank Avenue

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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