



**92 Gladstone Street, Cross Keys, Newport, NP11 7PN**  
**Guide Price £150,000**

**\*\*GUIDE PRICE £150,000 TO £160,000\*\* \*\*FABULOUS LOCATION\*\***

SAGE AND CO welcome you to this WELL PRESENTED TWO BED DUPLEX APARTMENT located on Gladstone Street in the charming area of Crosskeys. This delightful apartment offers a comfortable living space with TWO BEDROOMS (the master benefiting from ensuite facilities), perfect for individuals or small families seeking a modern home in a popular location close to schools, transport links and the fabulous WAUNFAWR PARK. The modern layout is one of the standout features of this property together with SECURE ACCESS, providing peace of mind for residents. Additionally, the apartment offers ALLOCATED PARKING to the rear adding to the convenience of this lovely home. In summary, this two-bedroom apartment on Gladstone Street is a fantastic opportunity for anyone looking to settle in a well-connected and vibrant area. With its modern features and secure environment, it is sure to appeal to a wide range of buyers or renters. THIS PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN so book today not to be disappointed.

EPC RATING: B  
COUNCIL TAX BAND: C



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## PROPERTY ENTRANCE

Ramp access leading to a communal fob operated composite front door into the internal hallway

## APARTMENT ENTRANCE

Enter through a composite front door into Apartment A

## LIVING ROOM

19'5" max x 12'4" max (5.94 max x 3.76 max)

Two double glazed windows to the front, two double glazed windows to the side, high gloss flooring, two central heating radiators, glass balustrade with stairs leading down to the lower ground floor, wall mounted intercom to front door.

## BEDROOM ONE

9'1" x 11'8" (2.77 x 3.56)

Double glazed window to the front, central heating radiator, airing cupboard housing combi boiler.

## ENSUITE SHOWER ROOM

Step in shower cubicle, low level WC, vanity wash hand basin, modern vertical central heating radiator.

## STAIRS TO LOWER GROUND FLOOR

## KITCHEN/DINER

14'4" max x 12'4" max (4.37 max x 3.76 max)

Modern high gloss kitchen fitted with a range of base and wall units, square edge work surface, inset stainless steel sink unit, mixer tap over, inset electric hob with eye level oven and microwave, integrated fridge/freezer, storage cupboard with plumbing for automatic washing machine, high gloss flooring.

## INNER HALLWAY

Door leading to basement storage and door to outside.

## FAMILY BATHROOM

Modern family bathroom with freestanding bath, low level WC, vanity wash hand basin, modern wall mounted central heating radiator, spot lighting, walls and floor tiled in modern ceramics.

## BEDROOM TWO

9'1" x 11'8" (2.77 x 3.56)

Double glazed window to the side, central heating radiator.

## OUTSIDE

REAR: Allocated parking space together with visitors parking in secure gated car park. Fire exit access to building

SIDE: Gated pedestrian access to car park and communal storage on lower ground floor.

## TENURE

We have been advised leasehold with one 11th hare of the freehold

## ADDITIONAL INFORMATION

£75.00pcm for building insurance and service charge (approx)

