

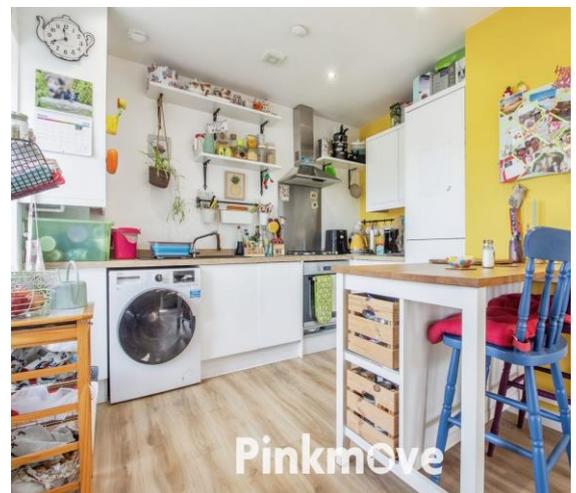


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## Riverbank Avenue

Guide Price £155,000 to £160,000

- TWO DOUBLE BEDROOMS
- LOUNGE/KITCHEN
- BALCONY OVERLOOKING THE RIVER
- ALLOCATED PARKING
- EPC Rating: B



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01633 746088  
team@pinkmove.co.uk



## About the property

A beautiful and modern apartment, conveniently located close to Newport city centre. It's a gem set in a vibrant neighbourhood, perfect for anyone looking to enjoy the balance of city living with easy access to walking routes, public transport links, local amenities, and nearby schools.

This delightful property boasts two double bedrooms that are well-proportioned and filled with natural light, making them the perfect retreat after a busy day.

The heart of the home is a combined lounge and kitchen space where you can relax, cook, and entertain. The kitchen is fully equipped, ready for you to showcase your culinary skills.

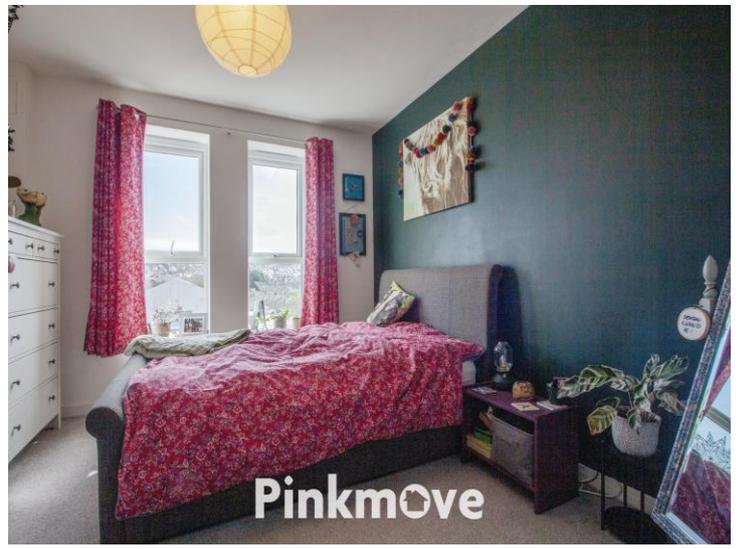
One of the standout features of this property is the balcony. Overlooking the river, it's the perfect spot to enjoy a morning coffee or unwind with an evening drink, taking in the tranquil views.

The property also comes with allocated parking – a true luxury in such a central location.

Every detail of the flat has been thoughtfully considered and well presented to create a welcoming atmosphere. Whether you're a first-time buyer or looking to down size, this property offers an enviable lifestyle.

Experience the charm and convenience of this property for yourself. Contact us today to arrange a viewing.





## Accommodation

### Lounge/Kitchen

12' 2" x 20' 9" ( 3.71m x 6.32m )

Max Measurements

### Bedroom 1

12' x 10' 6" ( 3.66m x 3.20m )

Max Measurements

### Bedroom 2

9' 1" x 10' ( 2.77m x 3.05m )

### Bathroom

7' x 6' 3" ( 2.13m x 1.91m )

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## Floorplan



Total area: approx. 57.4 sq. metres (617.8 sq. feet)  
**74 Riverbank Avenue**

## Important Information

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