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Cygnet Court Swan Street, Newport, PO30 2FA

Price £169,950

This modern third floor flat presents an excellent opportunity for those seeking a stylish and convenient living space. Boasting two well-proportioned bedrooms, this property is perfect for young professionals, couples, or small families.

The open plan lounge diner seamlessly connects to a stylish kitchen, creating a bright and inviting atmosphere ideal for both relaxation and entertaining.

This flat is equipped with double glazing, ensuring a peaceful retreat from the hustle and bustle of the town. The biomass central heating system offers an efficient and eco-friendly solution for heating and hot water, contributing to a comfortable living experience throughout the year.

Parking is available to the rear of the property. Situated close to Newport town with a variety of shops, restaurants and amenities. The property is chain-free, allowing for a smooth and straightforward purchase process.

Cowes Office

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Security Entrance Door to Communal Entrance Hall. Stairway to third floor off. Door to:

Flat 7.

Entrance Hall
Built in airing cupboard housing hot water tank. Fitted built in storage cupboard. Radiator. Entry phone control.

Lounge/Kitchen
21'9" x 13'5" (6.63m x 4.09m)
Two radiators. Double glazed window. Kitchen area with a range of modern floor and wall cupboards with worktops over. Inset stainless steel sink unit with mixer tap. Integrated dishwasher. Built in oven with grill over. Ceramic hob and extractor hood over. Integrated fridge/freezer. Integrated washing machine.

Bedroom One
8'9" x 16' (2.67m x 4.88m)
Radiator. Double glazed window.

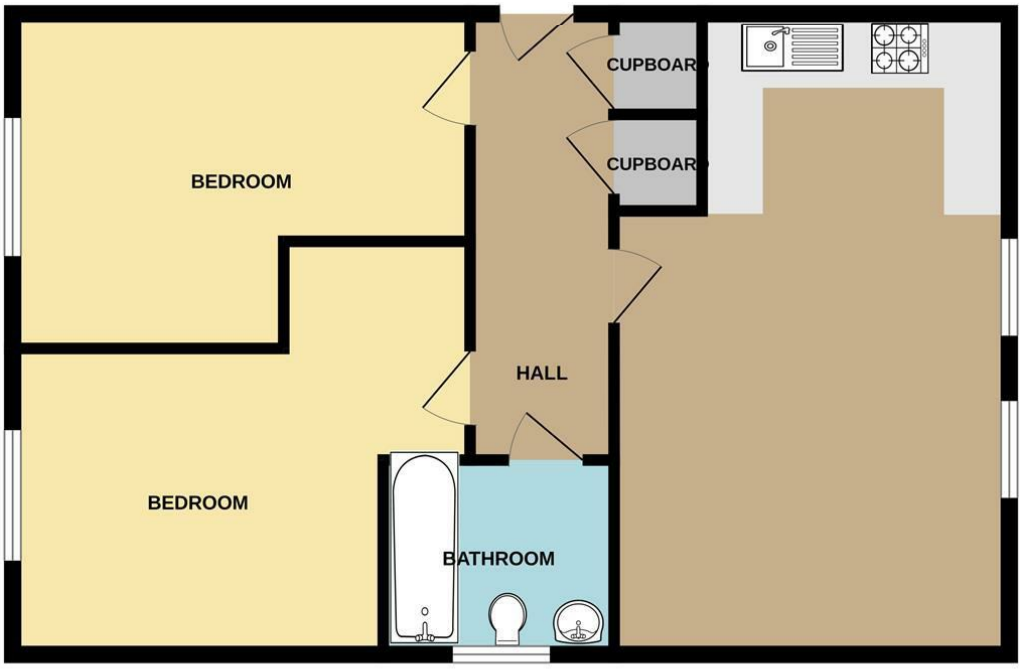
Bedroom Two
13' x 8'11" (3.96m x 2.72m)
Radiator. Double glazed window.

Bathroom
Panelled bath with shower attachment over and glazed side screen. Low level WC. Pedestal wash basin. Radiator. Double glazed window. Towel rail/radiator.

Outside
Parking to the rear of the property.

Tenure
This property is Leasehold. Balance of 155 years from 1 December 2016. 146 years remaining.
Ground Rent approximately £155.00 per annum
Service charge approximately £896.72 per annum and Estate Charge approximately £199.90 per annum.
Council tax band B.
N.B. Please note the Vendor of this property is a relation to a Director of Marvins Estate Agents.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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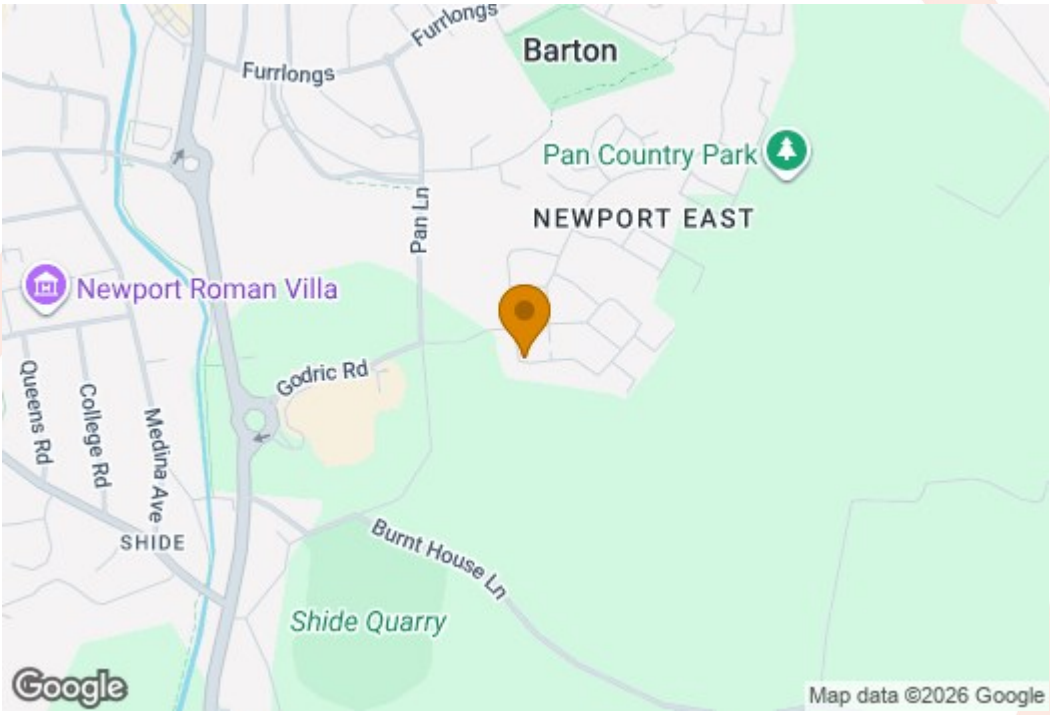

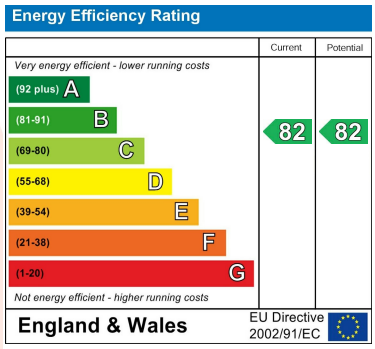

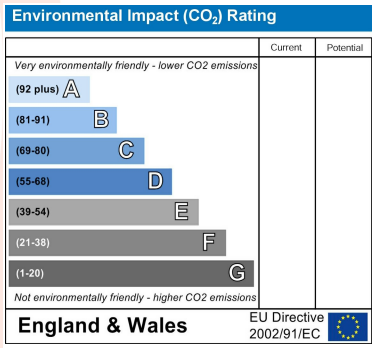

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