



Port Royal House

Starting Bid £120,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Guide Price: £150,000 - £160,000
- Allocated parking
- Catchment area for The John Frost School and Ysgol Gyfun Gwent Is Coed
- Asda Superstore approximately 0.9 miles away
- Ideal first-time purchase or investment opportunity
- Top-floor apartment



 2  1  1

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

Situated within the popular development of Port Royal House, Schooner Walk, this well-presented top-floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

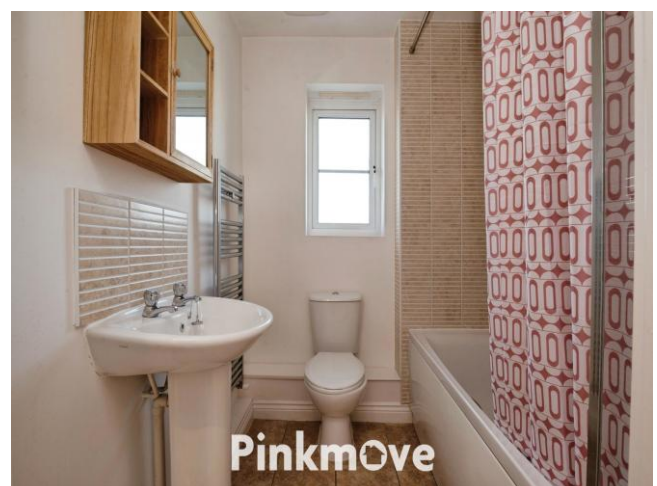
The accommodation comprises an entrance hall with useful storage cupboards, a spacious and bright living room, a fitted kitchen with a range of wall and base units, two double bedrooms, and a family bathroom fitted with a white suite.

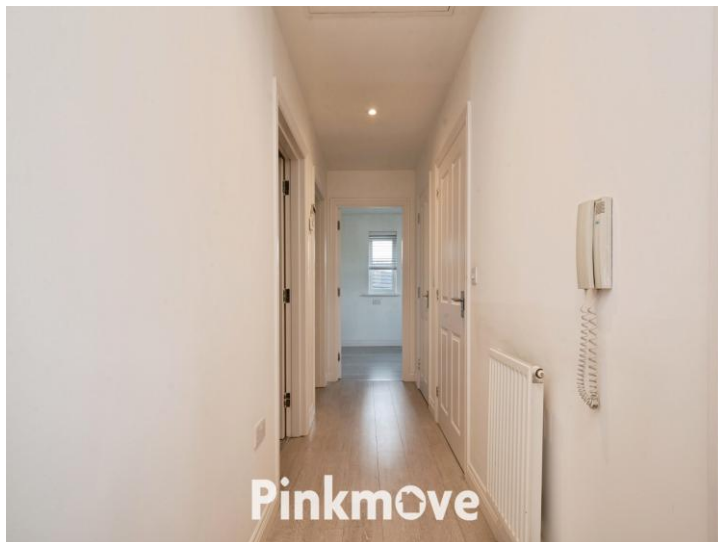
Further benefits include allocated parking, a secure communal entrance and a convenient location close to Newport city centre, local amenities, and excellent transport links.

The property is ideally positioned for families, falling within the catchment area for The John Frost School and Ysgol Gyfun Gwent Is Coed.

Everyday amenities are also within easy reach, with Asda Superstore located approximately 0.9 miles away.

Offering comfortable, low-maintenance living in a sought-after location, this property is ready to move straight into and is sure to appeal to a range of buyers.





Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

14' 11" x 11' 10" (4.55m x 3.61m)

Bedroom 1

12' 8" x 9' (3.86m x 2.74m)

Bedroom 2

11' 11" x 9' 4" (3.63m x 2.84m)

Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)

Bathroom

6' 1" x 6' (1.85m x 1.83m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Total floor area 60.9 sq.m. (655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Pinkmove

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

