



DAVIS  
& SONS

1st in Wales

established 1747

## Flat 37, Monmouth Court, Bassaleg Road Newport Gwent NP20 3EX



Ref: PRC11956

**£118,000**

Well presented 1 bedroom McCarthy and Stone built retirement apartment located in this highly sought after residential area of Newport. Located on the second floor Communal garden, door entry system, manager on site, lifts to all floors. Purchaser must be over 60 yrs.

**ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS**

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

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Open: Mon – Fri 9am-5:30pm & Sat 9am-4pm

## Introduction

Davis and sons are pleased to offer for sale this first floor 1 BEDROOM apartment via lift or communal staircase. The 1 bed apartment is fitted with full bedroom furniture, feature fire place to lounge and dining area with fitted kitchen off, inner hallway and newly fitted shower room.

## Communal entrance

Communal entrance doors operated with intercom and fob.

## Apartment entrance

Via front door into:-

## Hallway

Decorative coving, walk in storage cupboard with hot water tank and shelving for storage and further storage cupboard housing the electric meter. Doors off to all rooms.

## Lounge / dining room (22' 05" x 10' 02" ) or (6.83m x 3.10m)

Decorative coving, light modern decor, feature fire place, marble surround, back drop and hearth with electric fire. Wall mounted electric storage heater, space for dining room table and chairs, double glazed window over looking communal garden. Double doors off to:-

## Kitchen

Upvc double glazed windows to rear. Fully fitted kitchen with a range of wall and base units, matching roll top work surfaces, Stainless steel sink, drainer and mixer tap. Space for fridge / freezer, integrated oven, four ring electric hob, tiled splash backs, extractor hood over and wood effect flooring.

## Bedroom (19' 03" x 8' 10") or (5.87m x 2.69m)

Electric storage heater, upvc double glazed window over looking communal gardens. Fitted mirror fronted wardrobes.

## Shower Room

Fitted shower room with feature double walk in shower with glass shower screen, sink with vanity unit and storage below. Low level wc, wall mounted electric heater.

## Communal lounge and laundry room.

The property has access to a communal lounge with seating and organised activities.  
The Laundry room is fitted with washing machines and tumble dryers.

## Summary

Purchaser must be over 60 years of age.

Manager on site within office hours.

We have been advised the following:-

to include communal electric, water, laundry facilities, cleaning of communal areas, building maintenance and site manager.

Ground rent £165 every six months. Maintenance - First Port - Half Yearly £1636.76 (can vary slightly).

Ground Rent - Estates & Management Ltd - Half Yearly £356.29

Please note \*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

## Tenure

We are advised that the property is Leasehold. Although prospective purchasers should verify this with their solicitors.

## Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	79	84
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**PLEASE NOTE:** All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.