

4 Port Royal House Schooner Walk Newport



THREE BEDROOM APARTMENT CLOSE TO EXCELLENT AMENITIES

- THREE BEDROOM FIRST FLOOR APARTMENT
- LOUNGE/DINER WITH SEPARATE KITCHEN
- UPGRADED BATHROOM
- ALLOCATED PARKING
- SECURE INTERCOM SYSTEM
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- PERFECT FIRST PURCHASE OR BUY-TO-LET
- BUILT BY BARRATT HOMES IN 2008
- MUST BE VIEWED

£130,000

Tel: 01633 212 666 **www.nuttallparker.com**

info@nutallparker.com [⊞] Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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Port Royal House, Schooner Walk, NP10 8DD

Introduction

A great opportunity to purchase this unique apartment situated in this lovely Barratt-built development in the Duffryn area of Newport, offering easy access to excellent amenities and major road connections. Within walking distance we have well regarded schools, bus stops and shops as well as the M4 motorway at J28 being just around the corner, providing an easy commute to Cardiff, Bristol and beyond.

Located on the first floor of this block of 6 apartments, the property comprises of THREE bedrooms, an upgraded bathroom and a kitchen with separate lounge/diner. There is also allocated parking to the rear and an intercom system.

Further information, room dimensions and lease information can be found below;

Lounge/diner 11'8" max x 14'11" (3.58 max x 4.55)

Kitchen 9'8" x 6'1" (2.96 x 1.87)

Bathroom 6'0" x 6'1" (1.83 x 1.87)

Bedroom 1 12'1" max x 8'11" (3.70 max x 2.72)

Bedroom 2 11'9" max x 6'1" max (3.60 max x 1.86 max)

Bedroom 3 8'4" x 5'6" (2.56 x 1.70)

Tenure

Leasehold. We are advised there are approximately 84 years remaining on the lease (99 years from new in 2008) and that the monthly costs to include both service charges and ground rent equate to approximately £110

Council tax

Band C


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

