

11 Brown Close Newport



AN IMMACULATELY PRESENTED AND RECENTLY MODERNISED FIRST FLOOR FLAT

- IMMACULATELY PRESENTED FIRST FLOOR FLAT
- RECENTLY MODERNISED
- TWO DOUBLE BEDROOMS
- GOOD SIZED LOUNGE
- MODERN FITTED KITCHEN
- REFITTED SHOWER ROOM
- ENCLOSED PORCH AREA
- INTERCOM SYSTEM
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY

Offers In The Region Of £140,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Brown Close, Newport, NP19 0RY

Introduction

Offered to the market is this nicely presented first floor flat on Brown Close, just a short walk away from amenities such as shops, bus stops and well regarded schools as well as an easy drive to the M4 motorway and A48.

The flat is located on the first floor of this pleasant block and has been modernised in recent years to provide a newly fitted kitchen and shower room, contemporary decor as well as new electric heaters. There are also two good sized bedrooms and an internal/enclosed porch area offering extra security and storage plus an intercom entry system and an allocated parking space.

Viewing is essential to appreciate what this lovely flat has to offer, further information can be found below;

Tenure

We are advised the property is leasehold and the annual ground rent is approximately £150 per annum. We are also advised that the lease is 189 years from 1989.

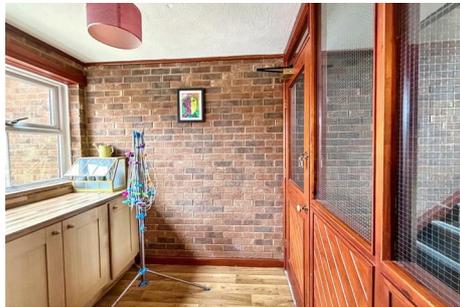
Council Tax

Band C

Viewings

By prior appointment with vendors agents James Douglas Estate Agents 01633 212666.

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.



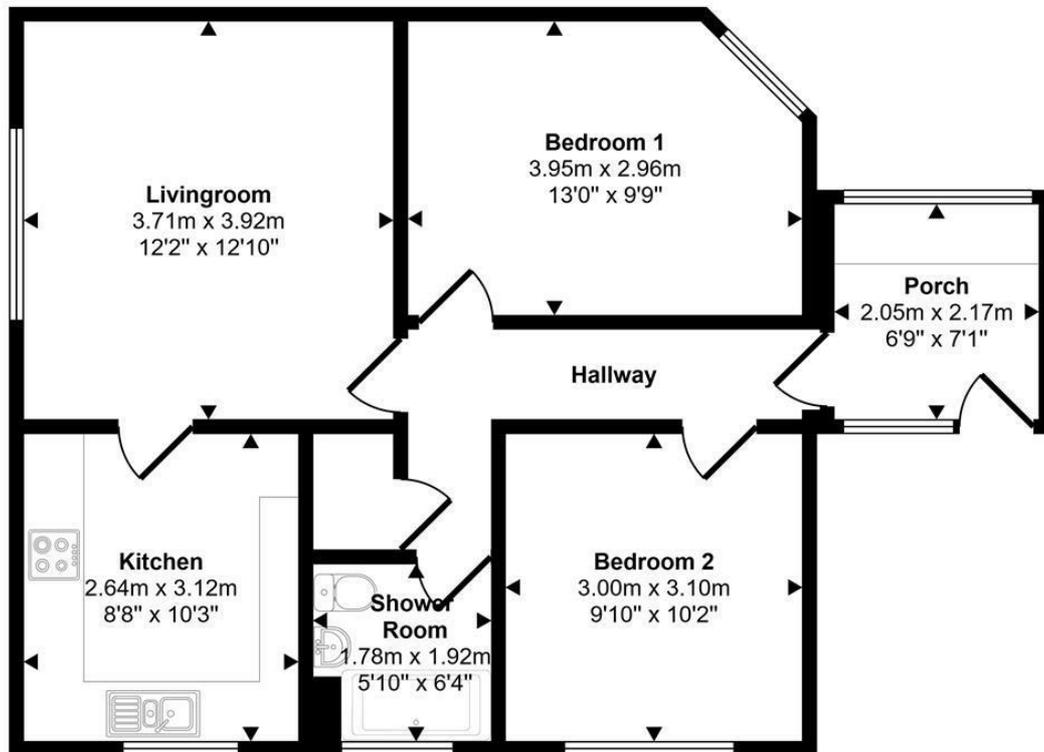
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 73 | 80 |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| | | |
| England & Wales | EU Directive 2002/91/EC |  |

Approx Gross Internal Area
61 sq m / 654 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.