



## Flat 11, Forbes Court, Bishpool View Newport



### SPACIOUS FIRST FLOOR TWO BEDROOM FLAT

- NO ONWARD CHAIN
- OPEN PLAN LIVING
- CLOSE TO ALL AMENITIES
- TWO BEDROOMS
- OFF ROAD PARKING
- EXCELLENT LINKS TO THE M4 MOTORWAY

**Chain Free £130,000**



#### 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

## **Forbes Court, Bishpool View, Newport, NP19 9BA**

### **Introduction**

This well presented, two bedroom flat is ideal for a first time buyer/young professional or anyone looking for low maintenance living. There is an impressive open plan kitchen/diner/lounge which has double doors opening to a Juliet balcony, Two bedrooms, master bedroom with en suite and family bathroom. Allocated parking can be found outside, along with further visitor spaces, NO CHAIN.

The property is located just outside the City Centre, in a good location and brilliant for anyone who works in the centre of Newport or needs to commute to Cardiff, Bristol, or London with the train station only a five-minute drive away and easy access to the M4 corridor. Newport high street and Friars Walk Shopping Centre are close by with several restaurants, cafes, and Spytt Retail Park.

### **Council Tax**

Band B

### **Tenure**

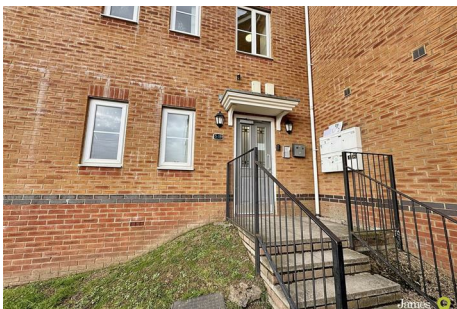
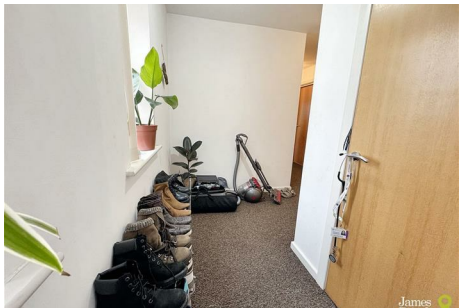
The property is leasehold with 125 years from 2006 . We are advised the annual service charges are approximately £1,488.24 and ground rent £150.00 however all details should be confirmed by your solicitor

### **Viewing**


By prior appointment with vendors agents James Douglas. Tel: 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.






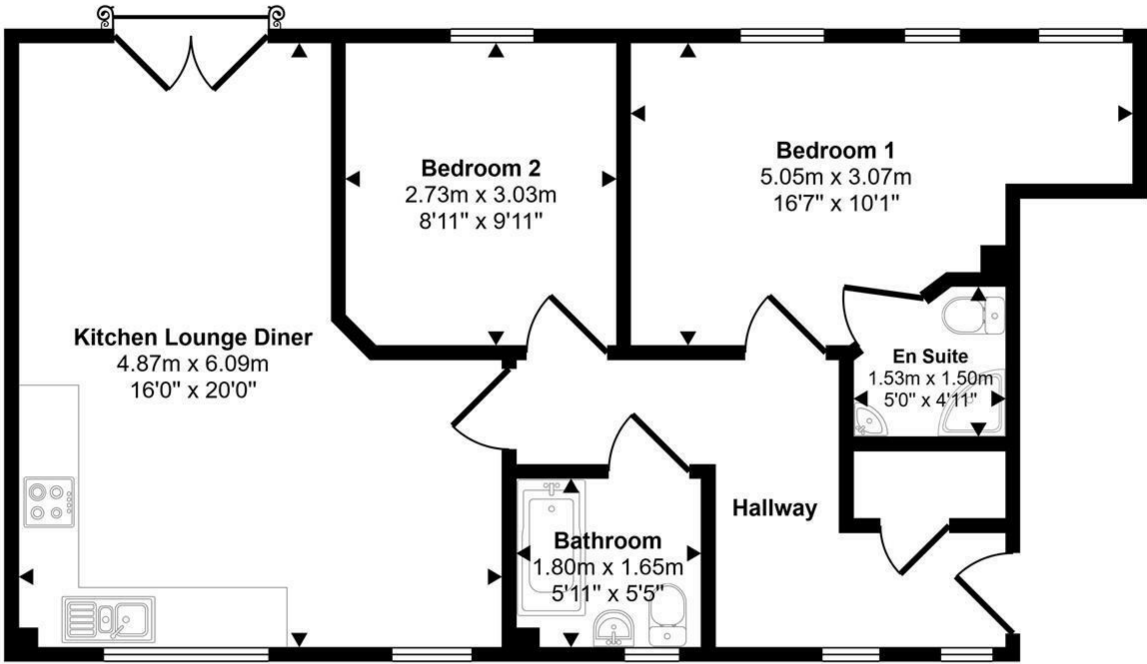
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
62 sq m / 670 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.