

**26 Cape Lindsey Road
Newport**



STUNNING TWO BEDROOM FIRST FLOOR APARTMENT

- STUNNING FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM AND EN-SUITE
- IMPRESSIVE OPEN PLAN LIVING AREA
- HIGH SPEC KITCHEN WITH CENTRAL ISLAND
- SECURE INTERCOM ENTRY SYSTEM
- ALLOCATED PARKING
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

£170,000



CARDIFF

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Albany Road, Cardiff
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NEWPORT

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PONTYPRIDD

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Cape Lindsey Road, Newport, NP20 2SF

Introduction

A fantastic opportunity to purchase this first floor apartment situated within Royal Victoria Court (just off Mendalgeif Road), just minutes from excellent amenities and main road connections. Within walking distance there are local shops, Newport City Centre, bus stops and the beautiful Belle View Park as well as easy access onto the M4 motorway providing access to neighbouring cities.

The secure entry intercom system allows access into the clean and tidy communal hallway and stairs lead up to the top floor where you'll find the apartment. On entry, the hallway leads off to two double bedrooms (bedroom 1 featuring an en-suite) main bathroom and an impressive open plan kitchen/lounge/diner featuring a central island and Juliette balcony.

Further information can be found below or by contacting our sales team however we recommend a viewing to appreciate what this lovely apartment has to offer

Tenure

Leasehold. Annual charges equate to £1,450 and we are advised the lease is 999 years from 2023

Council tax

Band B


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.

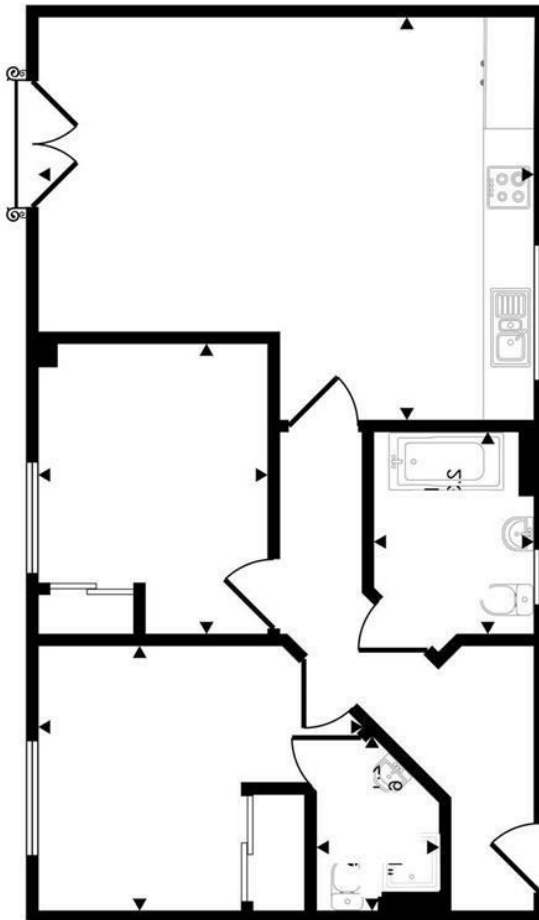


Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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  | |



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.