

## Flat 23 Kings Court High Street Newport



### NO CHAIN - STYLISH AND SPACIOUS TOP FLOOR CITY CENTRE APARTMENT IN KINGS COURT

- NO ONWARD CHAIN
- SPACIOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BATHROOM PLUS ENSUITE
- IMPRESSIVE OPEN PLAN LIVING AREA WITH KITCHEN
- LOVELY VIEWS OF THE RIVER USK & CASTLE RUINS
- IMPRESSIVE ENTRANCE HALL WITH LIFT ACCESS
- WALKING DISTANCE TO FRIARS WALK
- SECURE INTERCOM SYSTEM
- VIEWING ADVISED

**Chain Free £155,000**

## **Kings Court, High Street, NP20 1FQ**

### **Introduction**

Offered for sale with no onward chain is this stylish and spacious top floor apartment, located in Kings Court just on the edge of Newport City Centre, enjoying close proximity to excellent amenities. Newport Train and Bus Station are a few minutes walk away, as well as Friars Walk; a complex of shops and restaurants.

From the front entrance, via a secure entry system, we are welcomed in to an impressive communal foyer which offers stairs and a courtesy lift up to the third (top) floor. Inside the apartment, we are immediately lead into the hallway which leads off to two large bedrooms (ensuite to bedroom 1), a bathroom and an impressive open plan lounge/kitchen/diner which has two Juliette balconies allowing in plenty of natural light and providing views of the River Usk and castle ruins.

Viewing is essential to appreciate what this superb apartment offers, further information can be found below;

**Lounge/Kitchen/Diner 19'6" x 16'10" (5.96 x 5.15)**

**Bedroom 1 13'6" x 11'2" (4.14 x 3.42)**

**Ensuite 7'2" x 3'2" (2.20 x 0.99)**

**Bedroom 2 12'1" x 10'4" (3.69 x 3.16)**

**Bathroom 6'7" x 6'4" (2.01 x 1.94)**

### **Viewings**

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

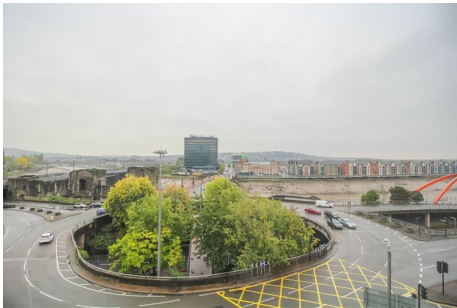
These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained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

### **Tenure**

We are advised the apartment is LEASEHOLD and all details should be confirmed by your solicitor prior to purchase. We are, however advised the apartment lease commenced in 2015 with a length of 125 years (meaning approximately 118 years remain) and that the annual cost for ground rent is £350 and the annual cost for the service charge is £1,158.54. Again, these details should all be confirmed by your solicitor, prior to purchase.


### **Council Tax**

We are advised the property is currently an D rating however this should be confirmed prior to purchase




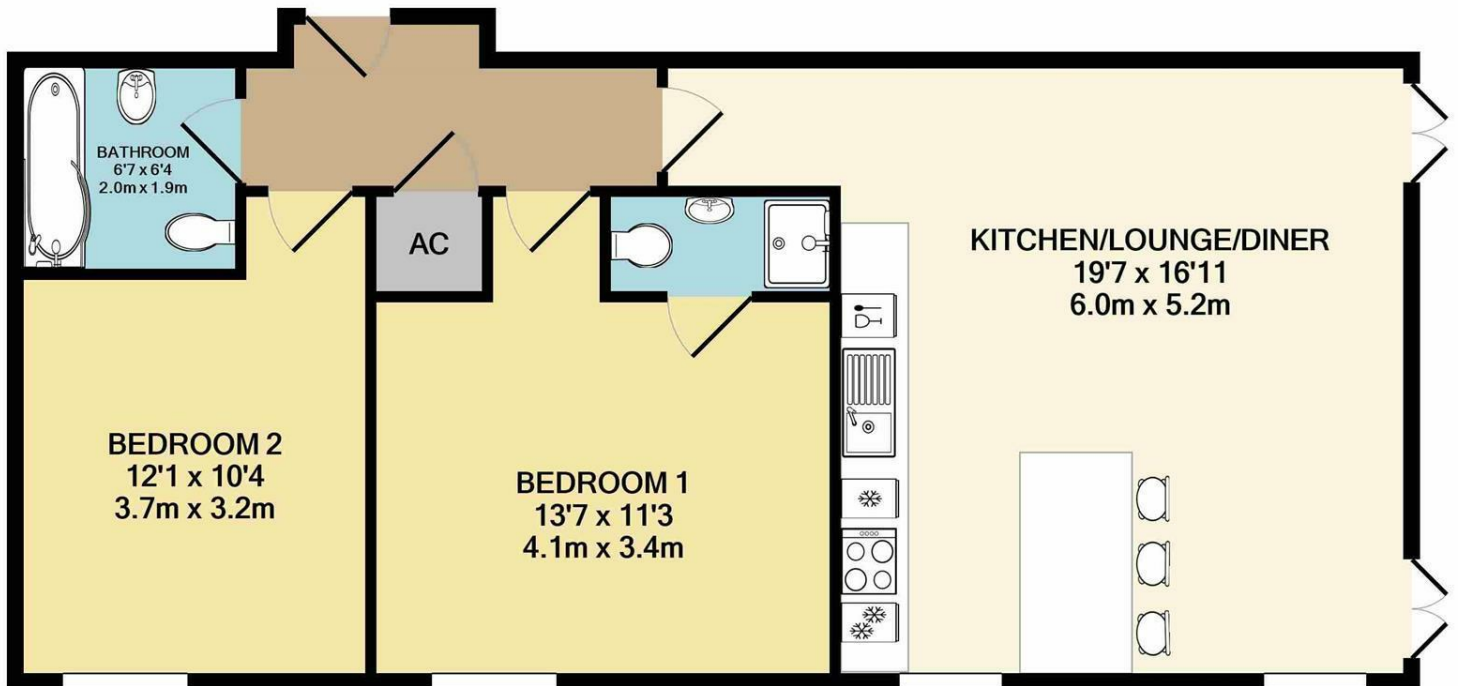


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021