

Flat 3 Castle View Court Upper Dock Street Newport



A NEWLY DEVELOPED & HIGH SPECIFICATION FIRST FLOOR CITY CENTRE APARTMENT

- NO ONWARD CHAIN
- NEWLY DEVELOPED
- GENEROUSLY PROPORTIONED LIVING ACCOMMODATION
- TWO DOUBLE BEDROOMS
- BATHROOM PLUS ENSUITE
- IMPRESSIVE OPEN PLAN LOUNGE/KITCHEN/DINER
- SECURE INTERCOM SYSTEM
- HIGH SPECIFICATION
- LOVELY COMMUNAL HALLWAY
- CITY CENTRE LOCATION

£155,000

Castle View Court, Upper Dock Street, NP20 1DA

Introduction

NO CHAIN A great opportunity to purchase this high specification and newly developed first floor apartment in Castle View Court, an exciting new development in the heart of Newport City Centre just minutes from shops, the bus and train station and restaurants. Excellent road communications are also close by including the M4 motorway providing an easy commute to Cardiff, Bristol and beyond.

The apartment is located on the first floor and is accessed via a secure entry door and into the communal hallway. Inside the apartment, there are two double bedrooms (dressing area and ensuite to bedroom 1), a stylish bathroom and an impressive open plan lounge/diner with a high spec adjoining kitchen.

Viewing really is essential to appreciate what this apartment has to offer and further information and room dimensions can be found below;

Lounge area 13'7" x 11'10" (4.16 x 3.61)

Kitchen/diner 12'7" x 8'5" max (3.85 x 2.57 max)

Bedroom 1 18'2" max x 12'4" max (5.54 max x 3.77 max)

Dressing room 8'7" x 6'0" (2.64 x 1.85)

Ensuite 8'7" x 7'4" (2.62 x 2.25)

Bedroom 2 14'4" max x 10'4" max (4.38 max x 3.15 max)

Bathroom 11'8" max x 6'5" max (3.56 max x 1.96 max)

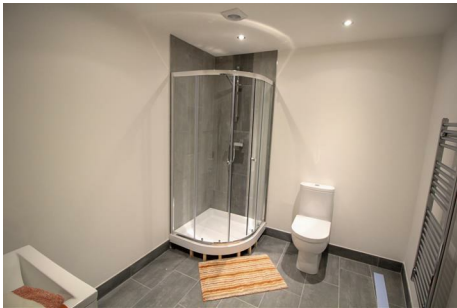
Viewings

By prior appointment with vendors agents Nuttall Parker


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 125 years remaining (minus any expired portion) and that the annual ground rent is £350. We are awaiting the cost of the annual service charge.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Flat 3 - 1064 Sq Ft
£155,000

