

## 54 Collingwood Avenue Newport



### ONE BEDROOM GROUND FLOOR FLAT NEAR TO AMENITIES

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LIVING AREA
- BATHROOM
- INTERCOM SYSTEM
- OFF ROAD PARKING
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE OR BUY-TO-LET
- NO ONWARD CHAIN

**Chain Free £75,000**

## **54 Collingwood Avenue, NP19 0JT**

### **Introduction**

Offered for sale with no onward chain and situated in this ever popular development just off Somerton Road is this ground floor apartment, a short walk from excellent amenities and a short drive to handy road connections. Local shops and bus stops are within walking distance as well as the M4 and A48 being just around the corner, providing an easy commute to Cardiff, Bristol and beyond.

We feel this apartment would make the perfect first time purchase or buy-to-let due to the strong demand for rental properties in the area. Upon entering, we are welcomed into the hallway which leads off to one double bedroom, a bathroom and an open plan kitchen/dining/living area then, to the rear, off road parking.

Further information and room dimensions can be found below;

### **GROUND FLOOR**

#### **Kitchen 10'0" max x 5'2" (3.06 max x 1.59)**

A range of wall and base units, space, power and plumbing for fridge/freezer, cooker and washing machine

#### **Lounge 13'6" x 10'9" (4.13 x 3.28)**

#### **Bedroom 13'6" (into wardrobes) x 10'0" (4.13 (into wardrobes) x 3.05)**

#### **Bathroom 10'3" x 6'2" (3.14 x 1.89)**

### **Council tax**

Band A

### **Tenure**

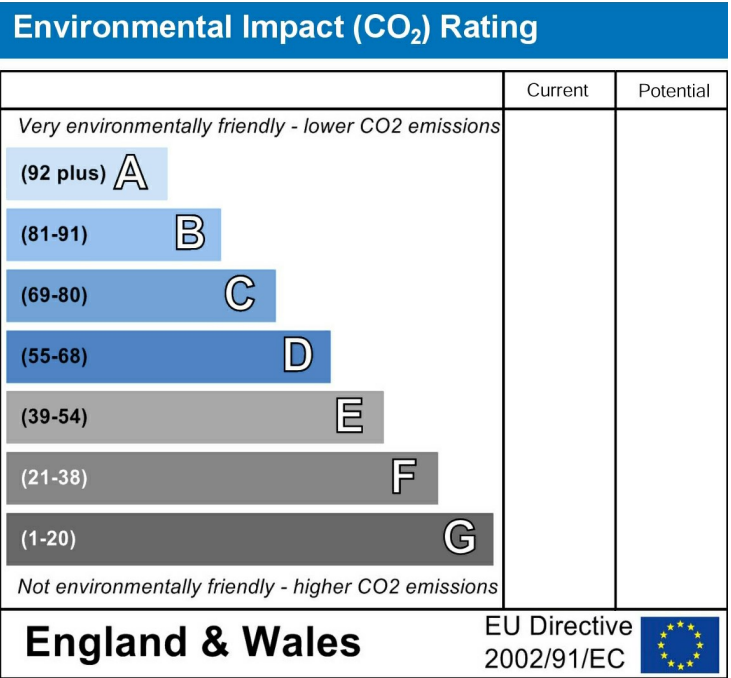
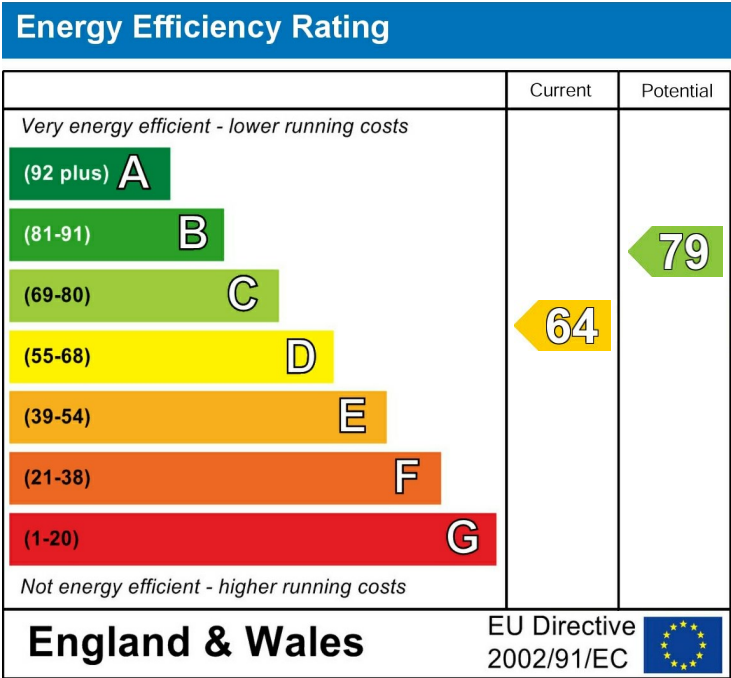
Leasehold. We are advised there are approximately 88 years remaining and the annual charges for service charge are approximately £1,200 and the annual ground rent is £65

### **Viewings**

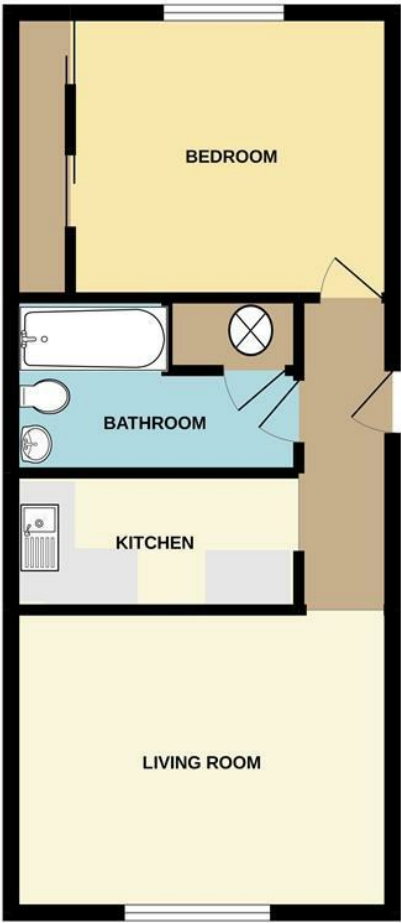
By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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