

Flat 15 Cwrt Pencraig Caerau Crescent Newport



25% SHARED OWNERSHIP OVER 55's RETIREMENT APARTMENT

- 25% SHARED OWNERSHIP FLAT (SEE TENURE SECTION)
- TWO BEDROOMS
- LOUNGE/DINER
- MODERN REFITTED KITCHEN
- SHOWER ROOM
- INDIVIDUAL ACCESS VIA ITS OWN DOOR
- SECURE INTERCOM ENTRY SYSTEM
- LIFT ACCESS
- OVER 55 OCCUPIERS ONLY
- PERFECT DOWNSIZER FLAT

£35,000

Cwrt Pencraig, Newport, NP20 4HG

Introduction

(Please see tenure section at the bottom of the advert regarding the shared ownership details)

NO CHAIN This immaculately presented retirement flat is situated within Cwrt Pencraig, suitable for those 55 and above and offered for sale with no onward chain. The flat benefits from two entrances; one from the main communal hallway and one directly from outside. Within walking distance there are local shops, bus stops and Newport City Centre, as well as the M4 motorway being a short drive away.

Upon entering the flat, we are welcomed into the hallway which leads off to two bedrooms, a shower room, a good sized lounge/diner and a modern fitted kitchen. The communal hallways are neat and tidy and are accessed via a secure entry system with lift access up to the flat which is located on the first floor.

See below for room dimensions and more information regarding the tenure and shared ownership details;

Lounge/diner 18'9" max x 14'4" max (5.73 max x 4.37 max)

Kitchen 11'3" max x 7'8" max (3.43 max x 2.36 max)

Bedroom 1 12'5" max x 10'0" max (3.80 max x 3.07 max)

Bedroom 2 9'3" x 6'5" (2.84 x 1.97)

Bathroom 7'2" x 6'2" (2.19 x 1.88)

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 property is leasehold with 99 years from 1990. The property is shared ownership meaning the purchaser will own 25% and Newport City Homes will own 75%. The current weekly costs (to include rent addition and service charge) equates to £107.63

Council tax

Band C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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 	



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

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

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