

22 Old Arts College Newport



STYLISH ONE BEDROOM MEZZANINE APARTMENT IN EXCLUSIVE BUILDING

- ONE DOUBLE BEDROOM
- STYLISH MEZZANINE APARTMENT
- OPEN PLAN LIVING ACCOMMODATION
- STYLISH FITTED KITCHEN
- LARGE WINDOWS PROVIDING PLENTY OF NATURAL LIGHT
- IMPRESSIVE GRADE II LISTED BUILDING
- SECURE INTERCOM ENTRY SYSTEM
- WALKING DISTANCE TO EXCELLENT AMENITIES
- CITY CENTRE A FEW MINUTES WALK AWAY
- PERFECT FIRST PURCHASE OR BUY-TO-LET INVESTMENT

£110,000

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Introduction

A fantastic opportunity to purchase this stylish one bedroom mezzanine apartment in the exclusive Grade II listed Old Arts College building in Newport, offering easy access to excellent amenities and major road connections. Within a short walk we have local shops, Newport City Centre and the bus and train station as well as the M4 motorway being a short drive away.

As we enter into the communal grand entrance hallway, it really is impressive with plenty of original features. The corridor leads off to the apartment which features a hallway with store cupboard, an open plan kitchen/lounge area and one bedroom above with glass mezzanine overlooking the lounge, plus an ensuite shower room.

This would make the perfect buy-to-let investment with an estimated rental income of £750pcm, providing a return of around 8% (not including service charges or associated costs)

Further information and room proportions can be found below;

GROUND FLOOR

Kitchen/lounge/diner 17'1" max x 10'10" max (5.23 max x 3.32 max)

Mezzanine bedroom 13'3" max x 10'9" max (4.05 max x 3.30 max)

Shower room 6'4" x 3'8" (1.95 x 1.14)

Tenure

Leasehold with approximately 990 years remaining and £100 monthly payment for service charge and ground rent

Council tax

Band A

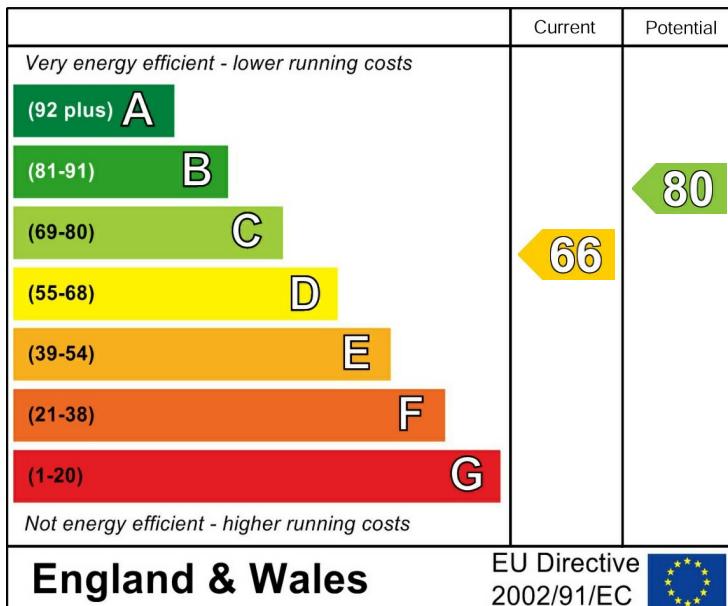
Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

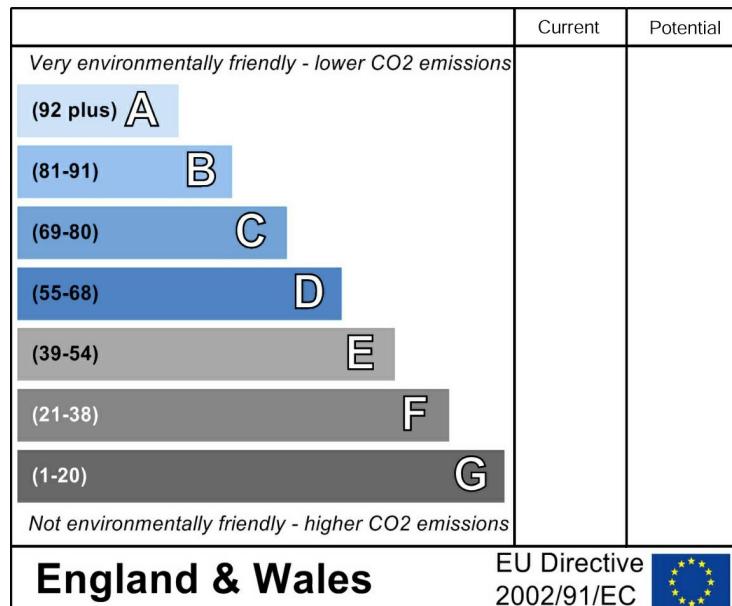
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Energy Efficiency Rating



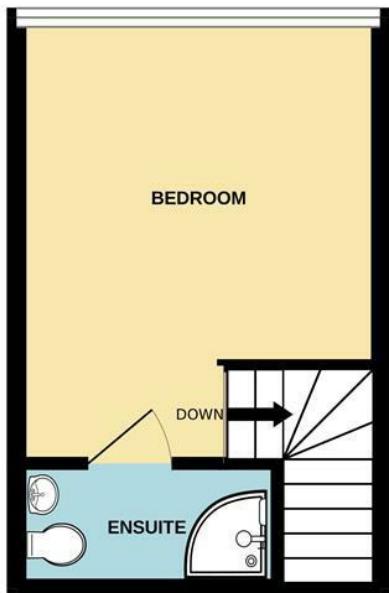
Environmental Impact (CO₂) Rating



GROUND FLOOR



1ST 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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