

## 18 Cwrt Pencraig Newport



### SHARED OWNERSHIP SPACIOUS RETIREMENT APARTMENT FOR OVER 55's ONLY

- SHARED OWNERSHIP (SEE TENURE SECTION)
- SPACIOUS 4TH FLOOR RETIREMENT FLAT
- TWO BEDROOMS
- LOVELY LOUNGE/DINER WITH LARGE BAY WINDOW
- KITCHEN
- SHOWER ROOM WITH WALK-IN SHOWER
- LIFT ACCESS
- WALKING DISTANCE TO EXCELLENT AMENITIES
- PERFECT DOWNSIZER FLAT
- NO ONWARD CHAIN

**25% Shared Ownership £40,000**



#### CARDIFF

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#### PONTYPRIDD

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## **Introduction**

\*\*\*Shared ownership flat - 75% / 25% split - see tenure section at the bottom of the listing for more information\*\*\*

A fantastic opportunity to purchase this spacious flat situated in Cwrt Pencraig, Caerau Crescent, offered to the market with no onward chain and suitable for PURCHASERS 55 AND ABOVE, plus enjoying close proximity to local amenities. Within walking distance we have local shops, bus stops and Newport City Centre, as well as easy access to major road connections.

The flat is accessible either via stairs or courtesy lift and can be found on the 4th floor. Upon entering, we are welcomed into the hallway which leads off to a spacious lounge/diner with feature corner bay window, kitchen, two bedrooms and shower room. The flat further benefits from parking (un-allocated) and a secure intercom system as well as a careline alarm service and communal garden/carpark.

Further information can be found below;

## **4th FLOOR**

**Lounge 14'6" max x 17'3" (into bay window) (4.42 max x 5.28 (into bay window))**

**Kitchen 9'8" max x 6'10" max (2.95 max x 2.10 max)**

**Bedroom 1 10'1" max x 20'6" max (3.08 max x 6.26 max)**

**Bedroom 2 6'6" max x 16'6" max (1.99 max x 5.05 max)**

**Shower room 5'9" x 5'7" (1.77 x 1.72)**

## **Council tax**

Band C

## **Tenure**

We are advised that the property is shared ownership with a 75% / 25% split meaning you will own 25% and will rent the remaining portion from Newport City Homes. We are also advised that the rent equates to approximately £478 per month and that there is approximately 64 years lease remaining. The water is included within this cost.

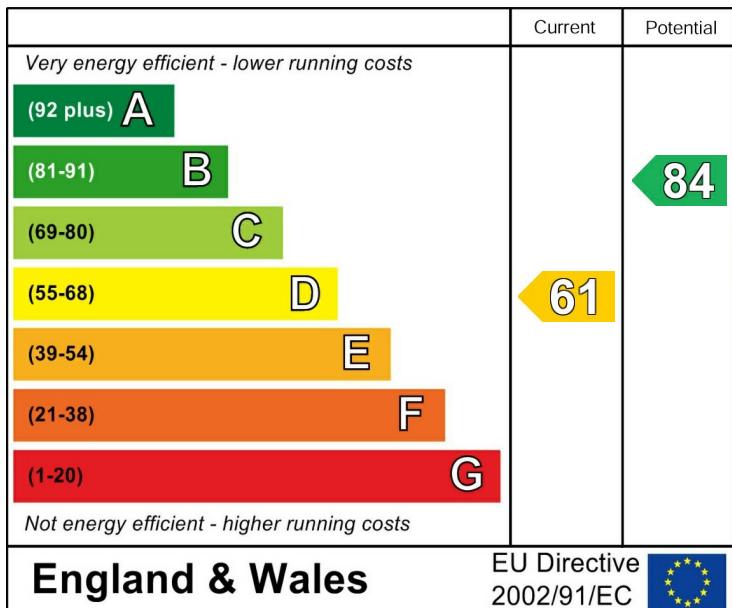
## **Viewing**

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

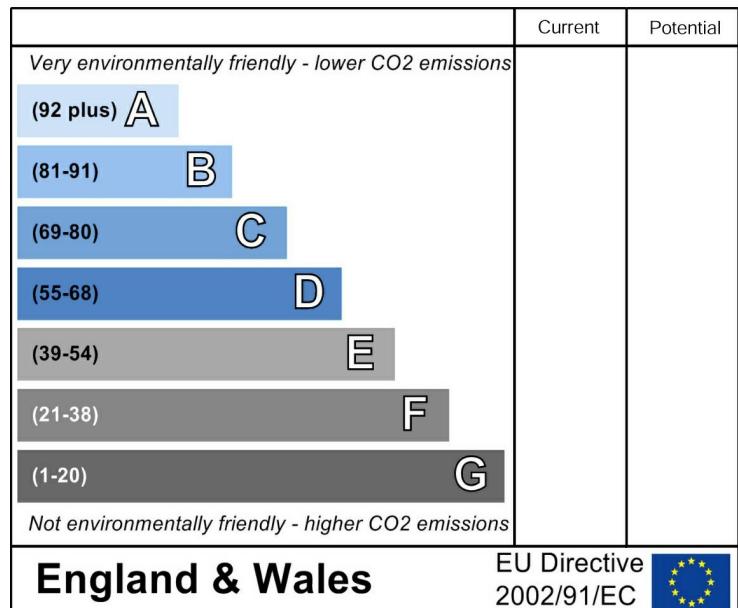
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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## 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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