

## Flat 28 Kings Court High Street Newport



### BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT IN CITY CENTRE

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- GOOD SIZED LOUNGE/DINER OPENING TO KITCHEN
- STYLISH BATHROOM
- LIFT ACCESS
- LOCATED WITHIN THE HISTORICAL KINGS COURT
- WALKING DISTANCE TO EXCELLENT AMENITIES
- SECURE INTERCOM ENTRY
- IMPRESSIVE COMMUNAL ENTRANCE

**Chain Free £105,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://www.nuttallparker.com)**

[info@nuttallparker.com](mailto:info@nuttallparker.com)  Offices at: 7 Baneswell Road, Newport NP20 4BP

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.

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# **Kings Court, Newport, NP20 1FQ**

## **Introduction**

A fantastic opportunity to purchase this beautifully presented ONE bedroom apartment within the iconic Kings Court (formerly Kings Hotel), located on the top floor of this impressive apartment block in the heart of Newport. Excellent amenities are close by including shops, bus/train stations, restaurants plus a short drive away from the M4 motorway providing an easy commute to neighbouring cities.

As we enter via the secure entry system we are welcomed into the impressive communal hallway featuring many original features including original panelling and even the original rotating door. Stairs and also lift access will take you to the top floor where you'll find the apartment which comprises of one double bedroom, a bathroom and a lovely open plan lounge/dining area with adjoining kitchen benefitting from some integrated appliances.

We recommend a viewing to appreciate what this superb apartment has to offer, further information can be found below or by contacting our office

## **Council tax**

Band C

## **Tenure**

We are advised the lease is 125 years from and including 1 January 2015 and that the annual ground rent is £300 and the annual service charge is approximately £1460

## **Viewing**


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

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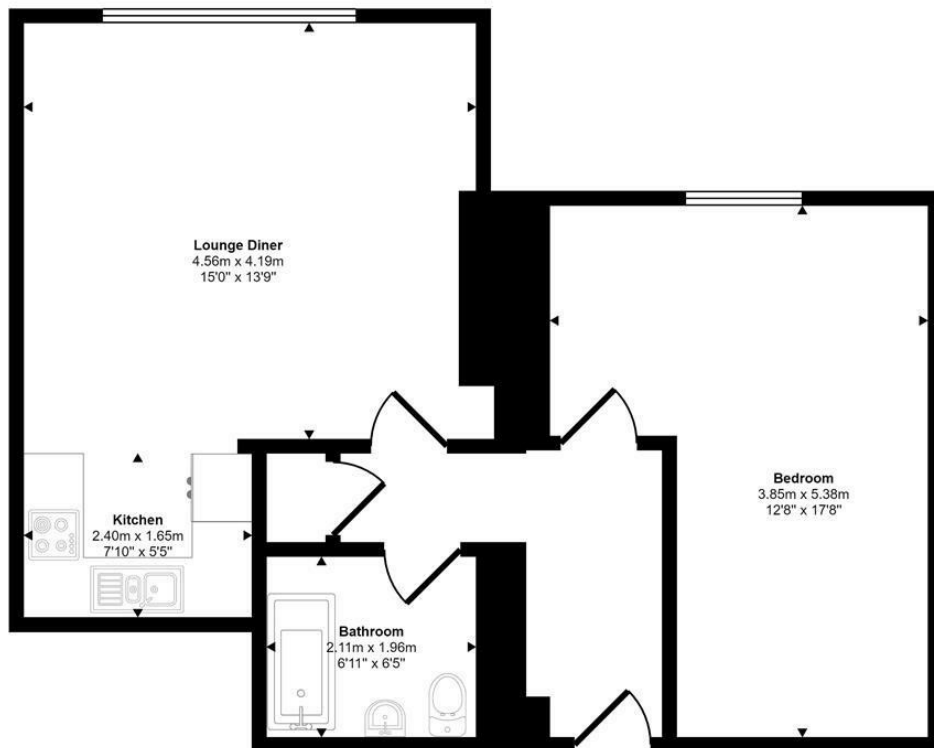
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
55 sq m / 590 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.