

Flat 2 Wesley House
Newport Road
Caldicot
Monmouthshire.
NP26 4LY

119,950



- One Double Bedroom Apartment Converted 2020
- Town Centre Location
- Open Plan Kitchen / Dining / Living Area
- Kitchen With Integral Appliances
- Bathroom
- NO CHAIN
- Parking Available Locally
- Great Road & Rail Commuter Links

Ref: PRD10813

Viewing Instructions: Strictly By Appointment Only

General Description

Ideal for Investors or First Time Buyer. Stunning Town Centre First Floor Apartment Converted 2020. Open Plan Kitchen/ Dining/Living Area. Kitchen with Integrated Appliances, Double Bedroom, Bathroom. Great Road & Rail Commuter Links. NO CHAIN

Accommodation

Outside

Communal Entrance, Utilities.

Entrance Hall

Skimmed ceiling, storage cupboard housing hot water tank

Open Plan Kitchen/Lounge/Diner (20' 03" x 12' 04") or (6.17m x 3.76m)

Double glazed windows, skimmed ceiling with spotlighting, laminate flooring, wall mounted heaters, fitted units with laminate work surfaces, integrated, washing machine, fridge freezer & electric oven with hob, extractor fan, sink.

Master Bedroom (15' 08" x 10' 01") or (4.78m x 3.07m)

Double glazed window, skimmed ceiling, wall mounted heater.

Bathroom (8' 05" x 5' 10") or (2.57m x 1.78m)

skimmed ceiling with spotlighting, bath with shower boarding & mains shower, WC, wash hand basin, towel radiator.

Tenure

We are advised that the property is Leasehold. 125 years from 2020 with annual ground rent Â£250 & maintenance charge Â£890. Prospective purchasers should check this with their solicitors.

Agent Note

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Services

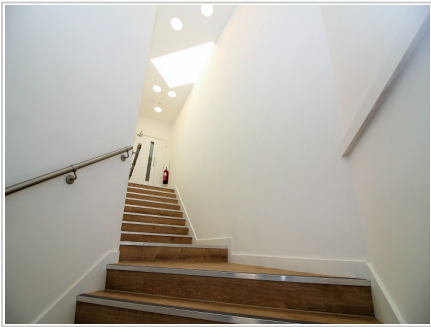
EPC Rating:41

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band B

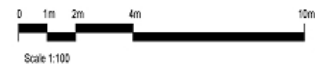




Flat 01	70 sqm	2B 3P
Flat 02	52 sqm	1B 2P
Flat 03	66 sqm	2B 3P
Flat 04	52.2 sqm	1B 2P

1 PROPOSED PLAN
1:100

FIRST FLOOR



LCP PROPERTIES LTD
28th Floor, Millbank Tower, Millbank, London, SW1P 4QP

CLIENT:
CALDICOT, WESLEY
BUILDING

LCP

TITLE
Proposed Plans

PROJECT NUMBER
Project Number
DRAWING NUMBER
P-0011/Rev 2

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.