

**4 Alicia Close  
 Newport  
 NP20 2FH**

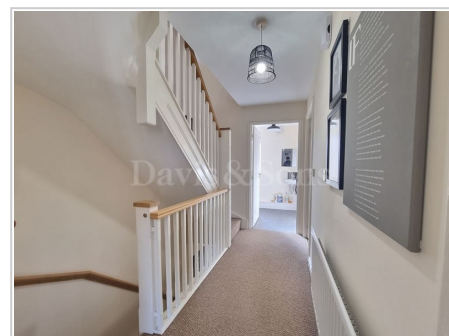
**185,000**



- Set over 3 floors
- Maisonette style apartment
- Master en-suite shower room
- Cloakroom / wc
- Spacious bathroom
- 3 bedrooms
- Allocated parking
- Council tax band C
- Views over the River Usk

**Ref: PRC12812**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

Maisonette style apartment.  
Set over 3 floors. 3 bedrooms.  
Master en-suite, spacious bathroom,  
cloakroom / wc. Allocated parking to front.  
Spacious family accommodation located  
off Usk Way in Newport with views over  
the River Usk, access to local amenities,  
schools, excellent road links to the M4.

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## Accommodation

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### Introduction

We are pleased to offer for sale this first floor 3 bedroom maisonette style apartment with views over the river Usk. The property itself boasts 3 bedrooms, master en-suite, spacious bathroom, open plan living / kitchen / dining room, cloakroom / wc, and parking to front.

This really is an exceptionally spacious maisonette style apartment offering flexible living accommodation and viewing is highly recommended,

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### Entrance

Via upvc double glazed front door into;-

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### Hallway

Wood laminate flooring, central heating radiator, stairs to upper floors.

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### First Floor Landing

Plastered and painted finish to ceiling and walls, stairs to the second floor, central heating radiator and doors off to all rooms.

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### Lounge (16' 01" x 13' 02") or (4.90m x 4.01m)

Light spacious lounge with upvc double glazed French style patio doors leading to Juliet balcony with views over the river. Further double glazed windows to side, two central heating radiators. Walk through archway to:-

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### Kitchen (18' 06" x 9' 0" ) or (5.64m x 2.74m)

Ample space for dining room table and chairs, central heating radiator, wood effect flooring throughout. The kitchen is fully fitted with a range of wall and base units, matching roll top food preparation work surfaces, one and half bowl sink, drainer and mixer tap. Stainless steel oven, four ring gas hob, stainless steel splash back, extractor hood over. Integrated fridge / freezer, washing machine, upvc double glazed window to front. Door from kitchen gives access back to the landing area.

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### Cloakroom/w.c

Obscured upvc double glazed window to front, low level wc, corner wash hand basin with tiled splash backs, door to good size storage cupboard.

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## Second floor landing

Access to loft space, doors off to all rooms. Airing cupboard housing the tank and shelving for storage.

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## Master Bedroom (16' 01" x 13' 07") or (4.90m x 4.14m)

Light & bright bedroom, feature picture windows to rear, with views over the river. Fitted wardrobe space to one wall with shelving and storage for hanging space. Door to;-

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## En-suite shower room

Glass folding shower screen, main shower over, full tiling to all splash backs, low level wc, pedestal wash hand basin, central heating radiator.

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## Bedroom 2 (10' 03" x 10' 04" ) or (3.12m x 3.15m)

Full height floor to ceiling upvc double glazed windows, central heating radiator.

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## Bedroom 3 (7' 0" x 6' 08" ) or (2.13m x 2.03m)

Upvc double glazed window to front, central heating radiator.

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## Family bathroom

Fantastic size family bathroom. white suite;- low level wc, pedestal wash hand basin, panelled bath with glass shower screen with shower over. Full ceramic tiling to splashbacks, central heating radiator, ceiling mounted extractor fan.

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## Outside

Allocated parking to front.

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## Lease information

We are advised  
100 years left on the lease  
Management fee Approx Â£750 p.a.  
Maintenance Approx Â£150 p.a.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:82

## Tenure

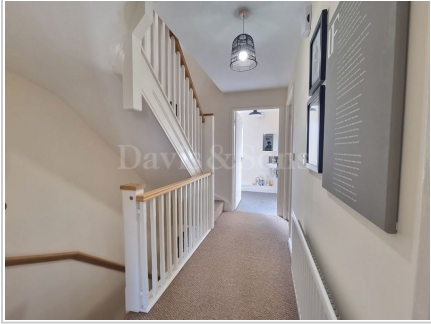
We are informed that the tenure is Leasehold

## Council Tax

Band Not Specified

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*All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.*