

Flat 12, Monmouth Court  
 Bassaleg Road  
 Newport.  
 NP20 3EX

OFFERS OVER Â£150,000



- Ground floor apartment
- 2 Spacious bedrooms
- Living / dining room
- Fitted kitchen
- Shower room
- Communal gardens and grounds
- Development manager on site
- 24 Hour Appello call system
- Video door entry system

**Ref: PRC12948**

Viewing Instructions: Strictly By Appointment Only



## General Description

Highly sought after Monmouth Court development.  
(Retirement housing complex for over 60 yrs )  
Well presented 2 bedroom ground floor apartment with double doors leading to beautiful communal gardens.  
Development manager on site with 24 hr Appello call system, video door entry system. Laundry facilities, communal lounge, allocated parking, visitors parking.  
VIEWING IS HIGHLY RECOMMENDED.

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## Accommodation

### Introduction

Davis and Sons are pleased to offer for sale this highly desirable spacious 2 BEDROOM ground floor apartment with communal gardens and grounds , allocated parking, visitors parking.  
The comprises:- spacious lounge, fully fitted kitchen, recently re-fitted bathroom suite and 2 spacious bedrooms.  
The apartment is situated just off Bassaleg Road in Newport in this highly sought after area.

This apartment is extremely well presented and viewing is highly recommended.

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### Entrance

Via secure door entry system into:-

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### Communal hallway

On the ground floor you have the door to the apartment.

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### Hallway

Textured finish to ceiling, decorative coving, electric heater. Two good size storage cupboards and doors off to all rooms.

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### Living/Dining Room (17' 05" x 10' 07" ) or (5.31m x 3.23m)

Feature upvc double glazed patio doors giving access to communal gardens and grounds with a lovely pleasant outlook.  
Feature fireplace, mantle piece over, marble back drop and hearth with electric fire . Storage heater and space for table and chairs, double doors off to:-

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### Kitchen (6' 05" x 9' 02" ) or (1.96m x 2.79m)

The kitchen is fitted with a range of wall and base units, matching roll top work surfaces, stainless steel sink, drainer and mixer tap, four ring electric ceramic hob, oven. Plumbing and space for washing machine, fridge and freezer, full tiling to all splash backs, wood effect flooring, upvc double glazed window to side. Wall mounted electric heater.

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### Bedroom 1 (16' 02" x 8' 10" ) or (4.93m x 2.69m)

Measurements excludes double fitted wardrobe space to one wall with mirrored doors, upvc double glazed window, wall mounted storage heater.

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## Bedroom 2 (14' 02" x 7' 06" ) or (4.32m x 2.29m)

Can be used as a double bedroom or dining room or extra sitting room. currently set up has a sitting / dining area. wall mounted storage heater, fitted double wardrobes to one wall, upvc double glazed window.

## Shower Room

Professionally fitted shower room, double walk in shower with glass folding shower screen, mains shower over with feature overhead shower fitting. Sink with vanity unit and storage below, low level wc, wall mounted chrome radiator, full feature tiling to all walls, wood effect flooring, further electric storage heater, wall mounted extractor fan.

## Information

MONMOUTH COURT WAS CONSTRUCTED BY MCCARTHY AND STONE (DEVELOPMENTS) LTD AND COMPRISES 54 APARTMENTS ARRANGED OVER 3 FLOORS EACH SERVED BY A LIFT. THE RESIDENT DEVELOPMENT MANAGER CAN BE CONTACTED FROM VARIOUS POINTS WITHIN EACH PROPERTY. WHEN THE DEVELOPMENT MANAGER IS OFF DUTY THERE IS A 24 HOUR APPELLO CALL SYSTEM. THE PROPERTY ALSO BENEFITS FROM COMMUNAL LAUNDRY FACILITIES, VIDEO DOOR ENTRY SYSTEM, 24 HOUR EMERGENCY CALL SYSTEM, DEVELOPMENT MANAGER, RESIDENT LOUNGE AND COMMUNAL GARDENS & MINIMUM AGE 60.

## Services

Mains electricity, mains water, mains drainage

EPC Rating:76

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band Not Specified







## Ground Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source  
Plan produced using PlanUp.

*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*

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