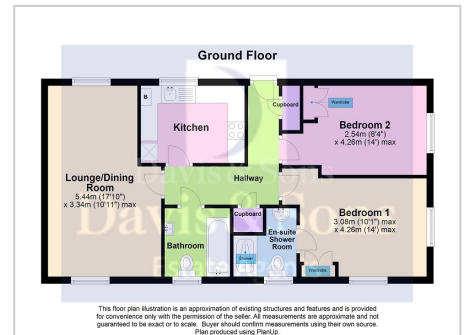
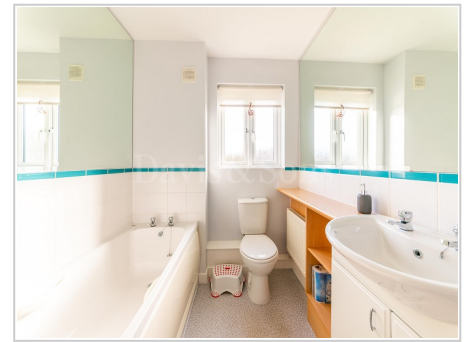


**1b Woodside Drive  
Newbridge  
Newport  
NP11 4NP**

**134,000**



- FREEHOLD FIRST FLOOR FLAT
- INCLUDES THE FREEHOLD FOR THE GROUND FLOOR FLAT
- 2 BEDROOMS
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- ALLOCATED OFF ROAD PARKING
- WELL MAINTAINED AND LOOKED AFTER
- READY TO MOVE IN TO
- CLOSE TO NEWBRIDGE TOWN CENTRE
- GOOD TRANSPORT LINKS



**Ref: PRA11290**

**Viewing Instructions: Strictly By Appointment Only**

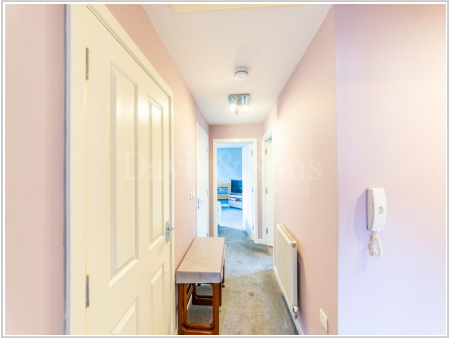
# General Description

FREEHOLD FLAT \*We are thrilled to offer FOR SALE this lovely two bedroom first floor flat. The flat is freehold and included in the sale is the free hold for the ground floor flat. The flat is in very good order and well looked after by the current occupier. The apartment has an en-suite shower room, good size lounge/dining room and allocated parking outside. Newbridge is close by with the train station and leisure centre and all the bus routes and roads for commuting/travel. NO CHAIN.

## Accommodation

### Entrance

Secure communal entrance.



### Hallway

Entrance intercom phone, 2 storage cupboards, radiator, panelled doors to:



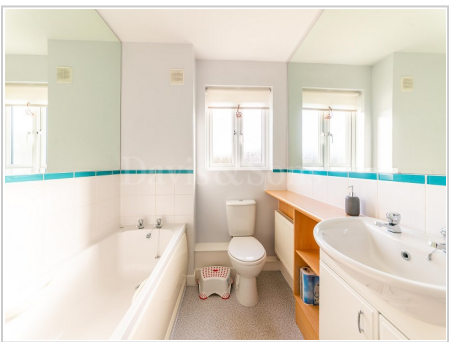
### Lounge/Dining Room (17' 10" x 10' 11" Max) or (5.44m x 3.34m Max)

2 Double glazed windows, wall mounted electric fire, radiators.



### Kitchen

Double glazed window to the rear, range of wall and base units, stainless steel sink with a chrome mixer tap, integrated electric oven and gas hob, plumbing for a washing machine, cupboard with a wall mounted gas combi boiler, radiator.



### Bathroom

Double glazed obscured glass window to the front, white suite comprising a bath, close couple WC and vanity style unit with wash hand basin, extractor fan, radiator.



Bedroom 1 (10' 1" Max x 14' 0" Max) or (3.08m Max x 4.26m Max)

Double glazed window to the front and side, built in wardrobe, radiator, door to:

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## En-suite shower room

Double glazed obscure glass window to the front, white suite comprising a close coupled WC, vanity style wash hand basin and fully tiled shower cubicle, extractor fan, radiator.



Bedroom 2 (8' 4" x 14' 0" Max) or (2.54m x 4.26m Max)

Double glazed window to the side, built in wardrobe, radiator.

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## Parking

Dedicated off road parking

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:79

## Tenure

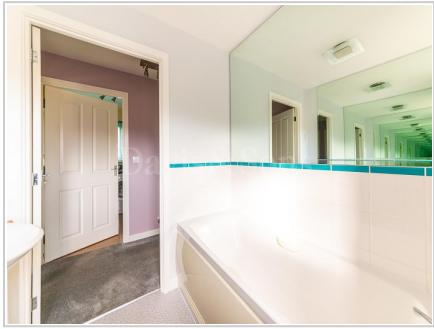
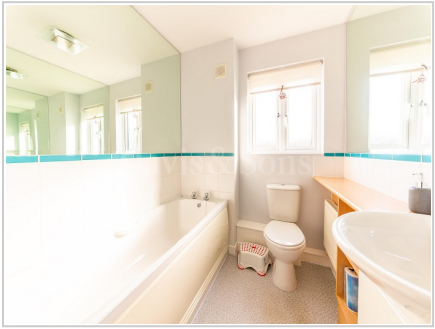
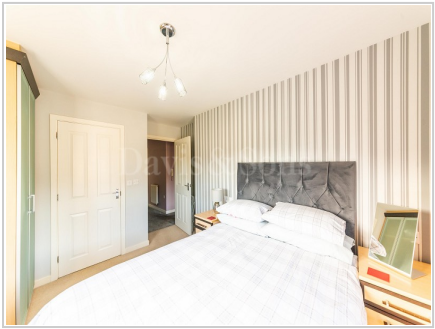
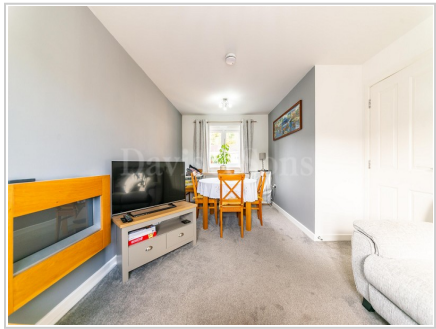
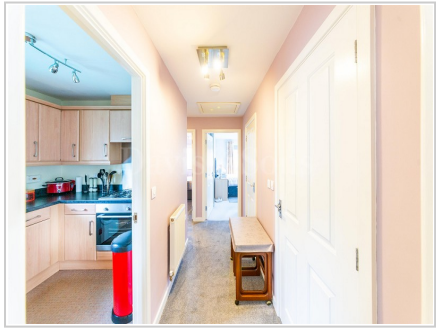
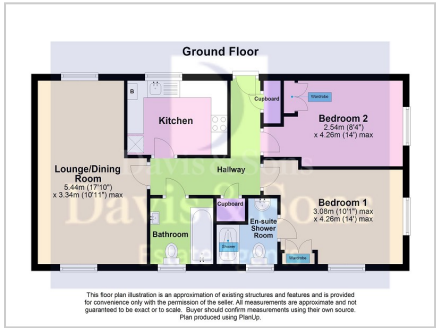
We are informed that the tenure is Freehold

## Council Tax

Band C

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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 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. Land value tax applies. 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.