



12 Chancery Court, Newport.

Offers in the region of **£155,000**

This 2 Bedroom, ground floor apartment being offered with No Upward Chain is modern, spacious and in an ideal location for anyone who likes the convenience of being close to Newport town centre, whilst still being able to enjoy the peace and tranquility that having the backdrop of Newport canal provides. Being in excellent condition throughout, it has just been fully re-decorated and re-carpeted and is perfect for first time buyers, downsizers, investors or those simply looking for single storey accommodation.

Briefly comprising Entrance Hallway, large open-plan Lounge/Diner and Kitchen, 2 Bedrooms and Bathroom, there is allocated parking, uPVC D.G., electric zoned heating and a secure intercom system to the main front door. Communal gardens to the side and rear may also be enjoyed. Service charge currently - £1208.32 per annum. Ground rent currently £200 per annum. Lease term is 125 years from 1st January 2007. Council Tax Band B. EPC Rating C.

12 Chancery Court Newport Shropshire

Property entered via

main front door with intercom entry system into communal hallway. The door to the apartment lies to the left hand side, and provides access to the

Entrance Hallway

Provides access to all rooms. Telephone for intercom system. Door to airing cupboard containing hot water tank.

Bedroom 1 12' 4" x 9' 7" (3.76m x 2.92m)

Bedroom 2 9' 7" x 9' 2" (2.92m x 2.79m)

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)

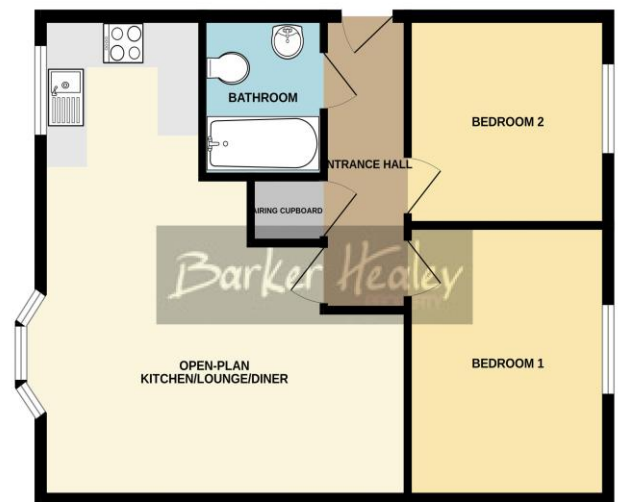
Open Plan Lounge/Diner 19' 10" x 14' 10" (6.05m x 4.52m) (max)

Open Plan Kitchen 8' 3" x 6' 9" (2.51m x 2.06m)

Outside

Directly to the fore of the property is an allocated parking space. Additional visitor parking is also available. Communal lawned garden areas surround the property and tarmacadam path leads towards Newport Canal which offers pleasant walks.

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.