



John Street | | Newport | PO30 2AL

£650 Per month



**Merriebank**  
LETTINGS

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Newport | PO30 2AL  
£650 Per month

A modernised and well-presented ground floor studio flat available in a convenient central location in Newport. The property is partly furnished, including a bed, mattress, wardrobe and fridge, making it ideal for someone looking for a comfortable and practical home.

The flat has had some recent refurbishment works and benefits from double glazing and gas central heating throughout. The accommodation includes a private entrance, leading into a studio-style living space with room for a TV/sofa area as well as a bedroom area. There is also a separate kitchen with a freestanding oven, built-in cupboard storage, and a bathroom fitted with a bath and overhead shower.

Externally, residents can enjoy access to a well-maintained communal garden via patio doors leading from the living area, providing a pleasant shared outdoor space. There is also on-road parking available nearby on Robin Hood Street and John Street.

The property has an EPC rating of C and falls within Council Tax Band A, helping to keep running costs affordable. Located in central Newport, the flat is within walking distance of a wide range of amenities, including the town centre, hospital, local shops, gym facilities and the island-wide bus service.

- Modern ground floor studio flat
- Partly furnished for convenience
- Private entrance for privacy
- Double glazing throughout
- Gas central heating included
- Separate kitchen with oven
- Communal garden access
- On-road parking nearby
- Central Newport location
- Walking distance to amenities

Council Tax Band A | EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	