



Lugley Street | | Newport | PO30 5JL

**Offers In Excess Of £85,000**



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Newport | PO30 5JL  
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New to the market is this upper-floor apartment located ideally in Newport town centre, within easy reach of all local amenities and bus routes. This property has recently been REFURBISHED to a high standard and consists of a good-sized lounge/kitchenette, modern-fitted shower room with walk in shower, generously-sized double bedroom and a communal garden area. Other benefits include double glazing and electric heating. Comes with excellent tenants-in-situ for any potential investors!

- VACANT POSSESSION
- 1 DOUBLE BEDROOM
- REFURBISHED TO A HIGH STANDARD
- UPPER FLOOR APARTMENT
- TOWN CENTRE LOCATION
- DOUBLE GLAZING

Communal Entrance

Apartment Entrance

Lounge Area  
16'3" x 9'7" (4.95 x 2.92)

Kitchen Area  
5'6" x 7'5" (1.68 x 2.26)

Bedroom  
16'11" x 9'6" (5.16 x 2.90)  
5.15 x 2.89))

Bathroom  
6'3" x 6'1" (1.91 x 1.85)



GROUND FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band A  
EPC Rating D

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the floorplan is for illustrative purposes only and should not be used as such for 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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