



Soane Close, Rogerstone Newport

£100,000

- NO CHAIN
- One bedroom flat
- Allocated parking
- Plenty of natural light
- EPC Rating: C



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About the property

Presenting a fantastic opportunity for first-time buyers or investors, this flat is now available for sale. Located in a highly sought-after area, the property boasts a host of local amenities within easy reach, including public transport links, green spaces, and picturesque walking routes.

The property itself is in good condition, ready for you to make it your own or to let out to tenants. The flat comprises a generous reception room, a well-equipped kitchen, a comfortable bedroom, and a practical bathroom. The layout of the space has been thoughtfully designed to provide a comfortable and convenient living environment.

One of the unique features of this property is the inclusion of parking, an often-sought-after amenity in this location. This feature adds an additional layer of convenience, whether for your own use or as an appealing aspect for potential tenants.

In terms of outgoings, the property has a council tax band of A, and an EPC rating of C, indicating a moderate level of energy efficiency.

This flat offers a wonderful opportunity to step onto the property ladder in a desirable location, or to expand your investment portfolio with a property that is likely to be in high demand due to its many attractive features. The potential of this property is undeniable and viewing is highly recommended.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Kitchen

8' 8" x 5' 9" (2.64m x 1.75m)

Living Room

17' 3" x 9' 1" (5.26m x 2.77m)

Bedroom

8' 8" x 6' 4" (2.64m x 1.93m)