



## Uplands Court, Offers in excess of £105,000

- First Floor Flat
- Communal Gardens
- Off Road Parking
- Popular location
- Service Apartment
- Two Bedrooms
- EPC Rating: C



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## About the property

Located on the First floor of this pleasant warden-assisted apartment block is this modern two bedroom well-presented apartment offered for sale and suitable for those ages 55+. Local amenities are within walking distance including local shops, bus stops and Rogerstone Village and the M4 motorway is just a few minutes' drive away. The property is approached by a car park which provides off road parking and leads to a secure entry door with intercom system.

Inside the apartment there is an entrance hallway which leads off to bedroom, spacious lounge/diner, kitchen, modern fitted shower room and large storage cupboard.

Call Peter Alan Newport today to book your viewing.



## Accommodation

### Entrance Hallway

Enter via secure front door. Built in storage cupboard.

### Bedroom One

8' 5" x 8' 9" ( 2.57m x 2.67m )

uPVC window to rear, fitted carpet throughout.

### Bedroom Two

6' 8" x 8' 9" ( 2.03m x 2.67m )

uPVC window to rear, fitted carpet throughout.

### Living/dining Room

12' 3" x 10' 3" ( 3.73m x 3.12m )

Window to rear, fitted carpet throughout and doors leading into;

### Kitchen

10' 3" x 5' 9" ( 3.12m x 1.75m )

uPVC window to side, Modern fitted Kitchen with matching wall and base units, integrated electric double oven, electric hob with cooker hood over, inset stainless steel sink, space for electrical appliances,

### Bathroom

Walk in shower cubicle with electric shower, Low Level WC, Pedestal wash hand basin and heated towel rail.

### Outside

Landscaped Communal Gardens and allocated parking spaces.



## Floorplan



## 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.