



Kings Court High Street

Offers in the region of £135,000

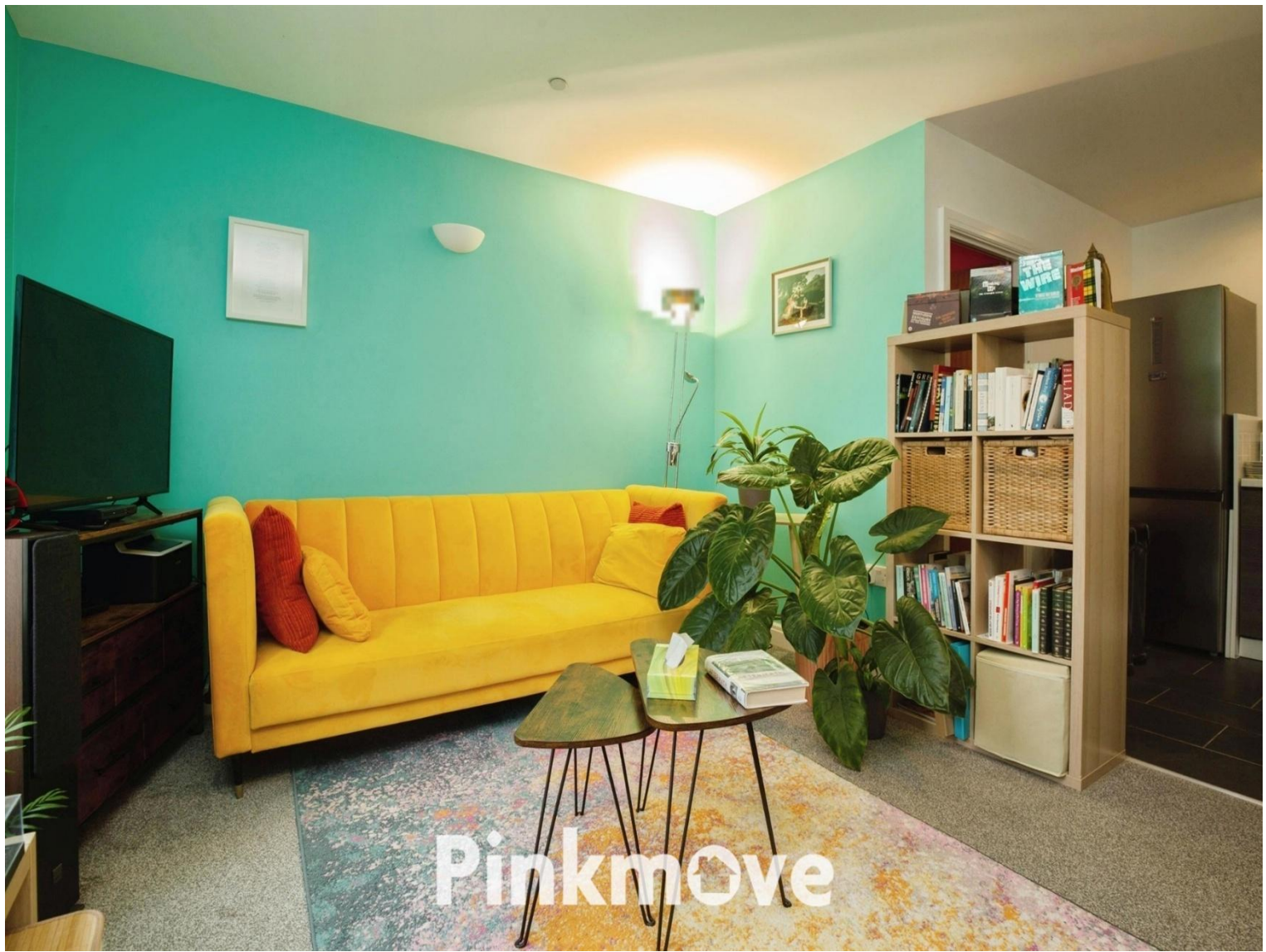
- Two Double Bedrooms with En-Suite to Principal Bedroom
- Spacious Open-Plan Lounge, Dining & Kitchen Area
- Modern Second-Floor Apartment with Lift Access
- Sought-After Kings Court Development in Newport City Centre
- Walking Distance to Friars Walk & Newport Railway Station
- Excellent M4 Motorway Access, Ideal for Commuters
- EPC Rating: D



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About the property

Situated within the popular Kings Court development on Newport's High Street, this well-presented two-bedroom second-floor apartment offers modern living in a convenient city centre location. Ideal for first-time buyers, professionals, investors or those looking to downsize, the property provides spacious accommodation with excellent transport links.

The apartment is within walking distance of shops, cafés, restaurants, supermarkets and leisure facilities, including Friars Walk shopping centre. Newport railway station offers regular services to Cardiff, Bristol and London, while the M4 motorway is easily accessible for commuters.

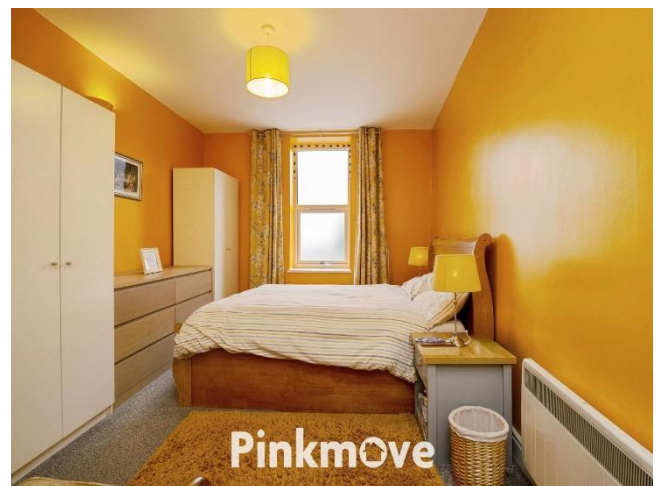
An entrance hallway provides access to all rooms. The generous open-plan lounge, dining and kitchen area creates a bright and welcoming living space, ideal for relaxing and entertaining. The contemporary kitchen is fitted with a range of modern units and useful worktop space.

There are two double bedrooms, with the principal bedroom benefiting from built-in wardrobes and a private en-suite shower room. The second bedroom offers flexibility as a guest room, home office or dressing room.

A modern bathroom completes the accommodation.

Residents benefit from both lift and stair access within the development.

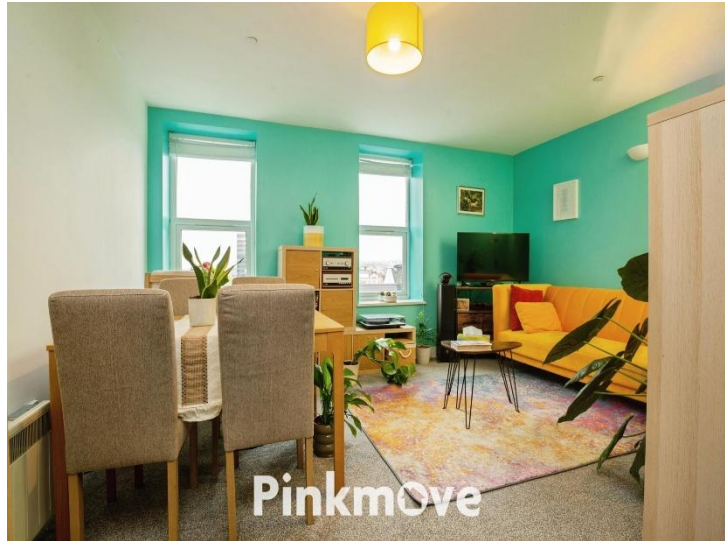
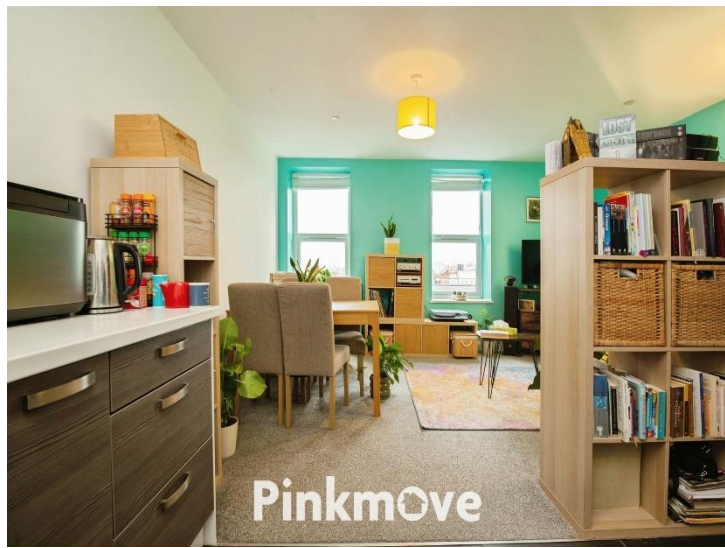
Although there is no private outdoor space, the property enjoys immediate access to local parks, riverside walks and nearby amenities.



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Accommodation

Kitchen/Living Room

17' 11" x 14' 7" (5.46m x 4.45m)

Bedroom 1

14' 9" x 9' 9" (4.50m x 2.97m)

En-Suite

6' x 4' 6" (1.83m x 1.37m)

Bedroom 2

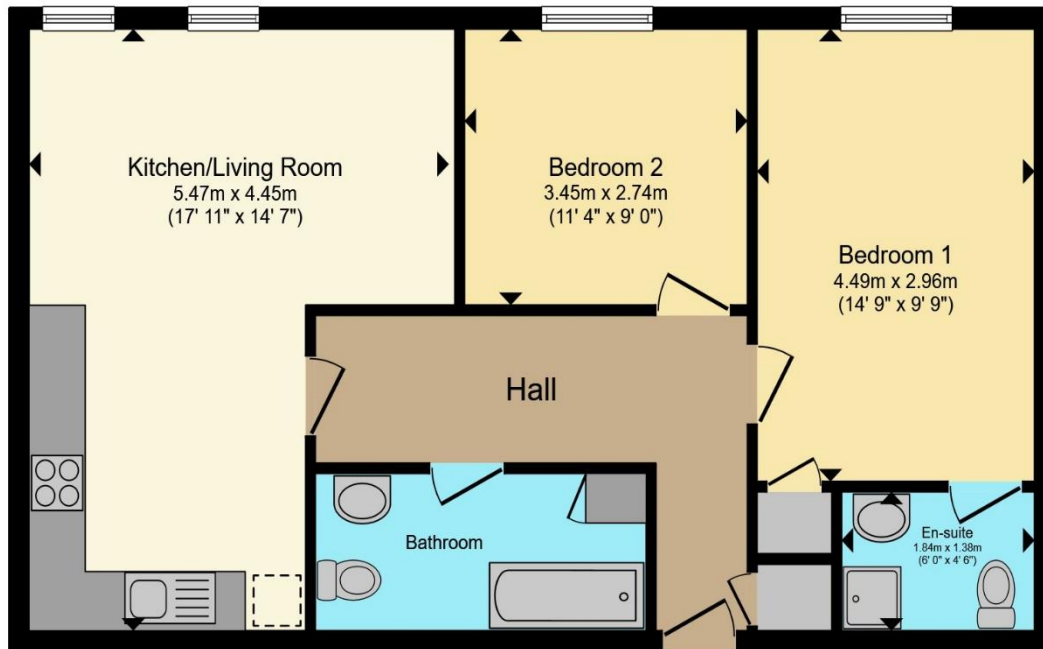
11' 4" x 9' (3.45m x 2.74m)

Bathroom

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 64.0 sq.m. (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Important Information

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