

**Flat 4, Alveston Mews 132 Pyle Street Newport, PO30 1AG**

**£95,000**



This is a generously-sized studio apartment in Newport town centre, within walking distance to all local amenities and bus routes. This property offers a good-sized bedroom/lounge with storage, built in wardrobe with pull-down bed, balcony area, modern-fitted kitchen with food storage cupboards, electric hob and oven. It also offers a modern bathroom with shower. Outside offers an allocated parking space, bin store and bike store. This property would make a great buy to let as the property comes with a tenant-in-situ.

**TOWN CENTRE LOCATION**

**ALLOCATED PARKING SPACE**

**SPACIOUS TOP FLOOR STUDIO**

**TENANT IN SITU**

**BALCONY**

**DOUBLE GLAZING & GAS CENTRAL HEATING**

ROOMS

Entrance Hall

Phone entry system. Radiator.

Living Room/Bedroom 15' 1" x 14' 1" (4.6m x 4.3m)

Built in wardrobe with pull down double bed. Double glazed windows to side and rear aspect. Double glazed sliding doors to balcony. Electric Radiator.

Bathroom 4' 7" x 4' 7" (1.4m x 1.4m)

Electric shower. Sink & WC. Heated towel rail.

Storage cupboard

Kitchen 5' 11" x 7' 3" (1.8m x 2.2m)

Modern fitted kitchen. Electric hob & oven. Food storage cupboards.

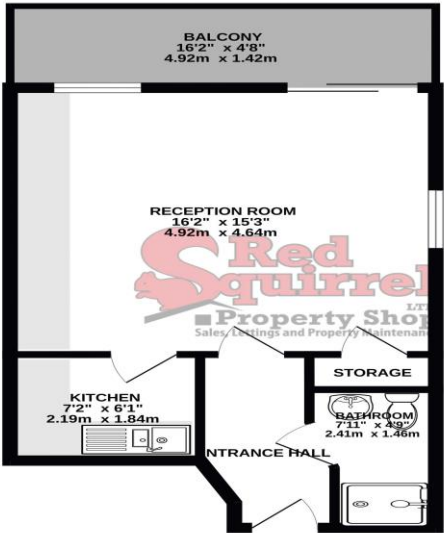
Balcony

Rear aspect.

Tenure

125 year lease from 01/04/2008 £75 Ground Rent a year £47 Service charge per month

GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 374 sq.ft. (34.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should 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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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	79
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

