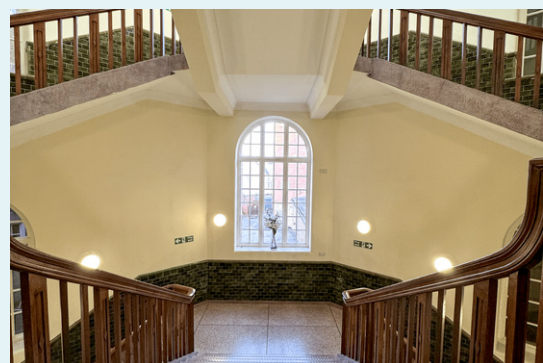


9 Victoria Street
Cwmbran
Torfaen
NP44 3JS

**PROPERTY
HOTSPOT
SALES**

Flat 41, Newport, Gwent, NP19 0LY

**Asking Price
£190,000**



Stylish 2-Bedroom Flat in Grade II Listed Building – A Must-See!

Welcome to this stunning two-bedroom apartment located in the iconic Old Arts College, a Grade II listed building in the heart of Newport. This beautiful home is split over two floors, offering a unique and spacious layout that blends historical charm with modern convenience.

With secure gated parking, the property ensures peace of mind, while the en-suite shower adds an extra touch of luxury. The bright and airy living space perfectly complements the architectural elegance of the building, making this an exceptional home.

This unique split-level home offers a well-thought-out layout:

- ✧ The first floor features a welcoming hallway leading into a stylish open-plan kitchen and living area, creating the perfect space for modern living and entertaining.
- ✧ The second floor houses two spacious bedrooms, a decent sized bathroom, a luxurious en-suite shower in the main bedroom, ensuring comfort and convenience.

Service charge is £2345.48 per year or £195.46 month. Buildings insurance included in service charge along with onsite caretaker. No satellite dishes are allowed to be attached to the building as Grade II listed, therefore you have the use of cable internet & TV

We highly recommend viewing this property, and be sure to check out the 3D tour for a closer look at this remarkable residence.

**PROPERTY
HOTSPOT
SALES**

01633 449878
info@propertyhotspotsales.co.uk
www.propertyhotspotsales.co.uk

Features

- Gated parking
- Building benefits from lift access for residents
- 999 years lease from the 8th April 2013
- No ground rent payable
- No pets are permitted
- Cable internet & TV available

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Floorplan

