



Flat 3 The Da Vinci, NP19 0PX

£150000.00

Virtual Tour: <https://bit.ly/>

Entrance Hallway
Enter property via wooden door, double cupboard space, intercom, thermostat, radiator, doors leading to:

Service charge: £1,367.84 Ground rent: Missing Length of lease: 118 years.

Open Plan Living Room/ Kitchen
Wooden flooring throughout, double glazed UPVC window to fore, UPVC door stepping on to glass balcony space, cupboard with combination boiler, radiator, breakfast bar, high gloss wall and base units with work surface over, stainless steel sink drainer with hot and cold mixer tap, integral gas oven with x4 ceramic hob and extractor fan over, space for white goods

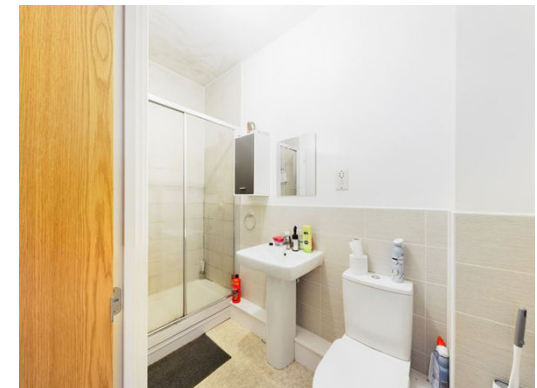
Bathroom
Vinyl flooring, part tiled walls, pedestal wash basin with hot and cold mixer tap, low level WC with dual push button flush, bath with hot and cold taps, extractor fan, single radiator

Bedroom 1
Double glazed UPVC window to fore, UPVC door to fore, double built in wardrobe space, radiator, door leading to:

En suite
Vinyl flooring, part tiled walls, double electric shower unit, pedestal wash basin with hot and cold mixer taps, low level WC with push button flush, extractor fan

Bedroom 2
x2 UPVC double glazed windows to fore, radiator

Lease details





A well presented and well maintained ground floor apartment in the ever popular Newport Riverfront development. Being sold with tenants in situ, this would make an ideal addition to any rental portfolio.

The accommodation briefly comprises communal entrance with security entry phone system, open plan lounge/kitchen/dining room, two double bedrooms, two bathrooms and balcony.

Viewing essential.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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



Approximate total area⁽¹⁾
621.17 ft²
57.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

General Information

Fixtures & Fittings: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

Tenure: Leasehold

Viewing: By appointment only through Fortis

Agent's Notes: While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact. Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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