



17 Cambria House, NP19 0NL

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

£130000.00

Communal Entrance

The communal entrance is in well maintained condition and there is a lift or stairs taking you directly to the third floor and access to the main residence.

Hallway

A bright hallway welcomes you into the main residence, with a large storage cupboard houses the fuse board and wall mounted combination Ideal boiler and space for washing machine. Entry phone system, smoke alarm, fitted carpet, wall mounted radiator, power points, doors to#:

Open Plan Lounge/Kitchen

Open plan living area is the perfect place to relax and entertain. To the one end of the room houses the kitchen with a range of wall mounted and floor base units with roll top work surfaces over, inset stainless steel sink mixer tap and drainer, splash backs, integrated four ring hob with extractor over, fan assisted oven, dish washer and fridge freezer. To the far end the property is bathed in sunshine from the large double glazed window and door. The room has fitted carpet and lino, wall mounted radiator and power points

Double Bedroom

Double glazed window to rear, fitted carpet, wall mounted radiator, power points

Bathroom

The internal bathroom has a white suite comprising of a panel enclosed bath with chrome taps and shower attachment, and glass screen, pedestal hand wash

basin, low level flush WC, wall mounted heated towel rail, extractor fan, part tiled walls and lino flooring

Balcony

This lovely private south west facing balcony is private to the property and has far reaching views along the river. The perfect outside space to enjoy.





A spacious modern apartment with stunning river views. In fantastic condition and available with no onward chain.

Fortis is pleased to present this contemporary third-floor apartment within a sought-after riverside development near Newport City center. The building and shared spaces are meticulously maintained, and the property itself is in excellent condition.

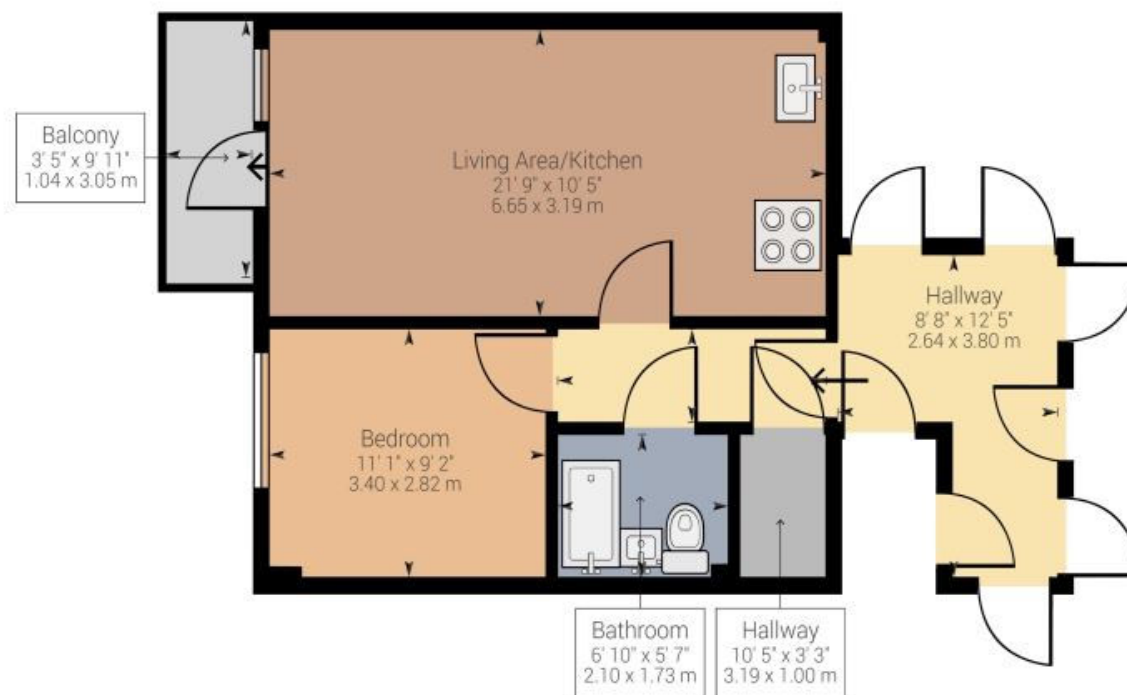
Inside, you'll find a bright hallway featuring ample storage, a roomy open-plan living area and kitchen that opens up to a private balcony offering extensive river views, a generous double bedroom, and a family bathroom. Additional advantages include no onward chain and a designated parking spot.

A great flat in a great location, what's not to like!



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		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate net internal area: 431.49 ft² (466.27 ft²) / 40.09 m² (43.32 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any

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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