Flat 1, Britannia House Rodney Road, Newport

Newport

£139,950

FORTIS
Estate Agents

Flat 1

Britannia House Rodney Road, Newport

Fantastic 2-bed apartment with stunning river views. Ground floor with allocated parking. Inviting outdoor patio perfect for al fresco dining. Peaceful haven with direct river access. Ideal investment opportunity.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Great Investment Opportunity
- Stunning River Views
- Ground Floor
- Two Bedrooms
- Fresh & Neutral Decoration
- Allocated Parking

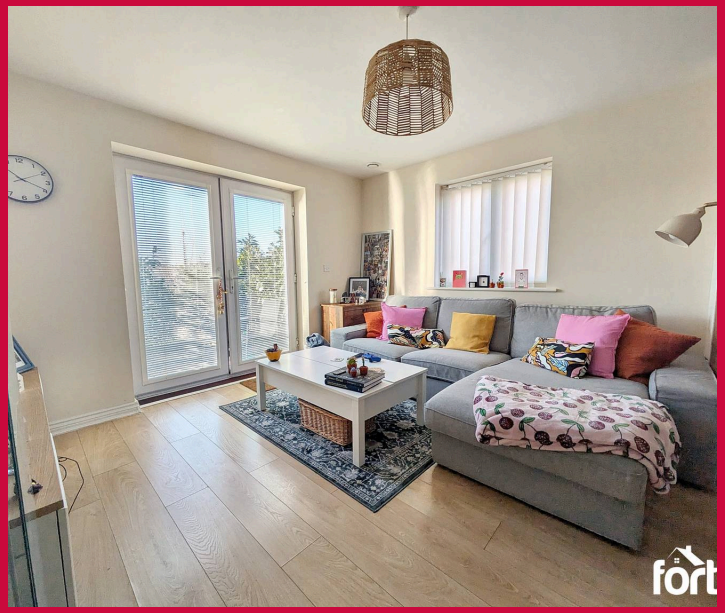
Communal Hallway
Enter the building through a secure glass mag-locked door, leading into the communal stairwell. A fire-safe door provides access to a hallway serving three individual front doors.

Hallway
Enter the flat through a solid wooden door fitted with a Yale latch lock, secondary key lock, and security chain. The bright laminated hallway is illuminated by two double-glazed windows, offering ample natural light. Two built-in cupboards provide convenient storage. Additional features include three pendant light fittings, a hard-wired smoke alarm, an intercom phone for the front door, and a thermostat for climate control. Doors lead to:

Kitchen Lounge Diner
Featuring a range of sleek gloss white wall and base cabinets with a durable laminate work surface and upstand, complemented by a stainless steel splashback. The kitchen includes an integrated electric oven, hob, and extractor fan, as well as an integrated washing machine and space for a fridge freezer. A stainless steel one-and-a-half bowl sink with a mixer tap and drainer sits beneath a double-glazed window, allowing natural light to brighten the space. Finished with laminate flooring, a ceiling extractor, a fire alarm, ample power sockets, and a pendant light fitting. Continuing the seamless laminate flooring throughout the flat, this spacious living room is bright and inviting. A double-glazed window and patio doors open onto a generous outdoor patio area, offering picturesque views of the river and pedestrian walkway. The neutral décor provides a versatile space, complete with a radiator, pendant light fitting, ample power sockets, and a ceiling extractor.

Bedroom One
A spacious double bedroom featuring laminate flooring, a pendant light fitting, a ceiling extractor, and ample power sockets. A double-glazed window provides natural light, while a radiator ensures warmth and comfort.

Bedroom Two
A well-proportioned room featuring laminate flooring, a pendant light fitting, a ceiling extractor, and ample power



Approx Gross Internal Area
56 sq m / 606 sq ft

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.