



Helping *you* move



## Flat 5, Trinity Court, High Street, Newport, TF10 7AY

A quirky two bedroom apartment, situated in a Grade II Listed Town House, above commercial premises and within the heart of Newport's High Street and close to local amenities.

Offers In Region Of  
**£120,000**

## Overview

- Quirky Two Bedroom Apartment
- Situated in a Grade II Listed Town House
- Kitchen
- Lounge
- Separate W.C.
- Situated within Newport's High Street
- Two Bedrooms
- Bathroom
- Gas Central Heating
- EPC Rating E



## Brief Description

A quirky two bedroom apartment, situated in a Grade II Listed Town House, within the heart of Newport's High Street which would make a great investment property or suitable for first time buyers.

The accommodation comprises: Entrance Hallway, attractive Modern Kitchen, Lounge, Two Bedrooms, Bathroom and Gas Central Heating.

## Location

The property is situated within the heart of Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



# Your **Local** Property Experts

## 01952 820239



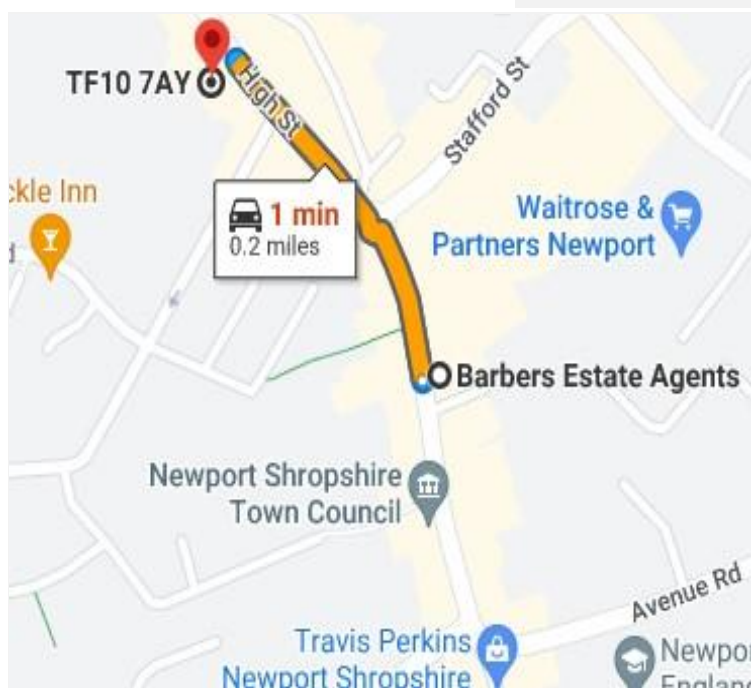
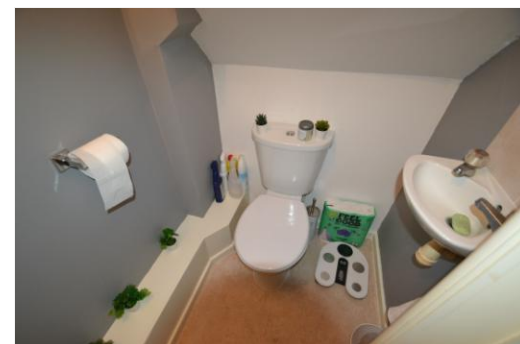
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



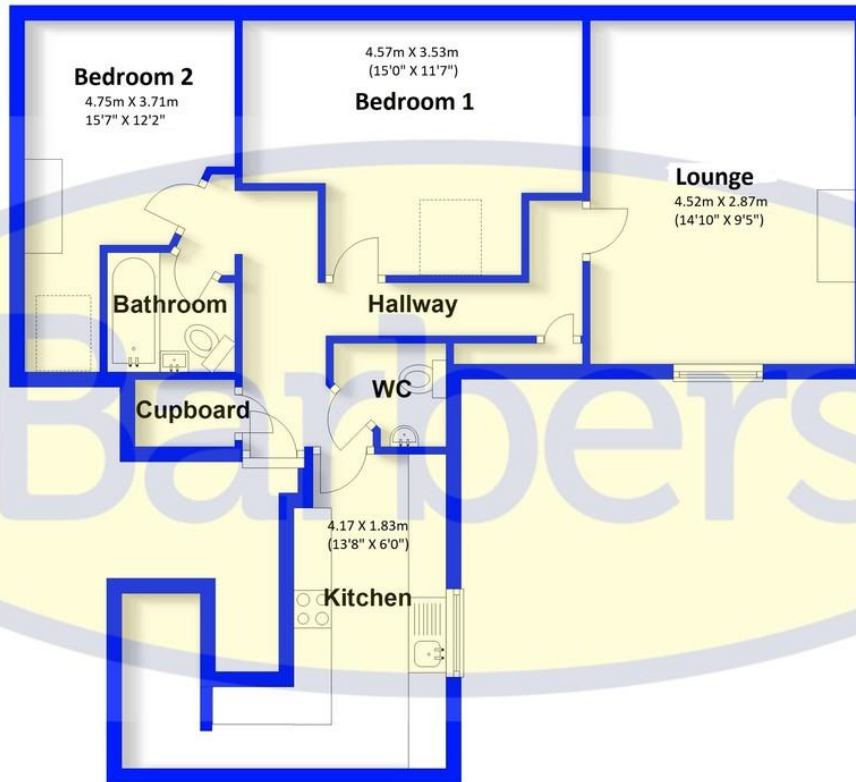
**DIRECTIONS:** From our office, head north on High Street, go straight across at the mini roundabout and the flat will be located on the left.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

## Second Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820239

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENTS: 30 High Street,  
Newport, TF10 7AQ | Tel: 01952 820239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)**

