



## Key Features

This property is available via online auction Please visit the Bluestone Property website and click 'Auction' on the main menu In order to bid, first register and verify your email. Then, via the dashboard: - pass an ID check - enter your card details - enter your solicitor details Basement flat currently let at £6360 PA Ground floor flat currently let at £7500 PA First floor flat currently let at £5760 PA Total annual income: £19,620 PA The property is conveniently positioned for access to a range of local amenities in the heart of Newport, including supermarkets, restaurants, and businesses. For those travelling in and out of the city, daily commuting comes with ease as there is direct access to public transport links as well as a fast and effective route onto the M4. Walk on in and discover this property's true potential - it's large, brightly, and generously sized, & boasts plenty of space in each allocated dwelling. This is an ideal investment opportunity for private & or DSS landlords, or alternatively could be reimagined as a family home. The property is situated within a stone's throw from Newport City Centre & has ample parking for residence as well as visitors. Entering the self contained ground floor flat there is one bedroom, a kitchen/sitting room, small utility & bathroom. Make you way upstairs & you will find a family bathroom, kitchen & sitting room, that make up the upstairs dwelling along with an additional climb to the third floor where there are 2 well sized bedrooms, ideal for a small family. Venture to the rear of the property, & discover the third self-contained dwelling, which has its own separate entrance as well as sitting room, kitchen, bathroom & bedroom, ideal for one person or a couple, there is additional parking to the rear, along with a small patio/garden area. AUCTION TERMS: All sales are subject to the terms and conditions in the auction legal pack which can be viewed when you register to book a viewing and bid. If you wish to bid or view the auction legal pack (including the terms and conditions and fees applicable).







# FloorplanUrl

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>59</b>
(39-54) <b>E</b>	<b>41</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

