



17 Cambria House, Rodney Road
Newport

Guide Price **£130,000**





17 Cambria House

Rodney Road, Newport

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

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Investors
- Tenant In Situ
- Open Plan Living
- Spacious Bedroom
- River Views
- Close to City Centre

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.

Third Floor 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 Kitchen / Living

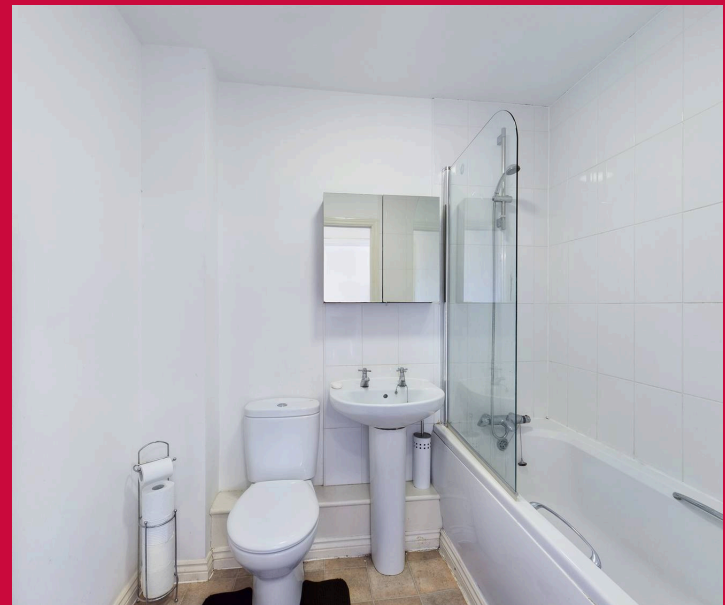
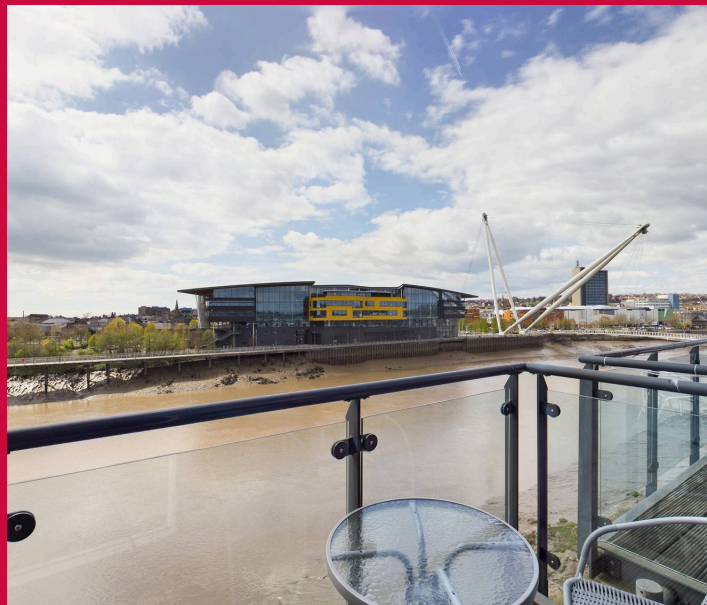
Open plan living area is the perfect place to relax and entertain. To the one end of the room houses the kitchen with a range of wall mounted and floor base units with roll top work surfaces over, inset stainless steel sink mixer tap and drainer, splash backs, integrated four ring hob with extractor 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

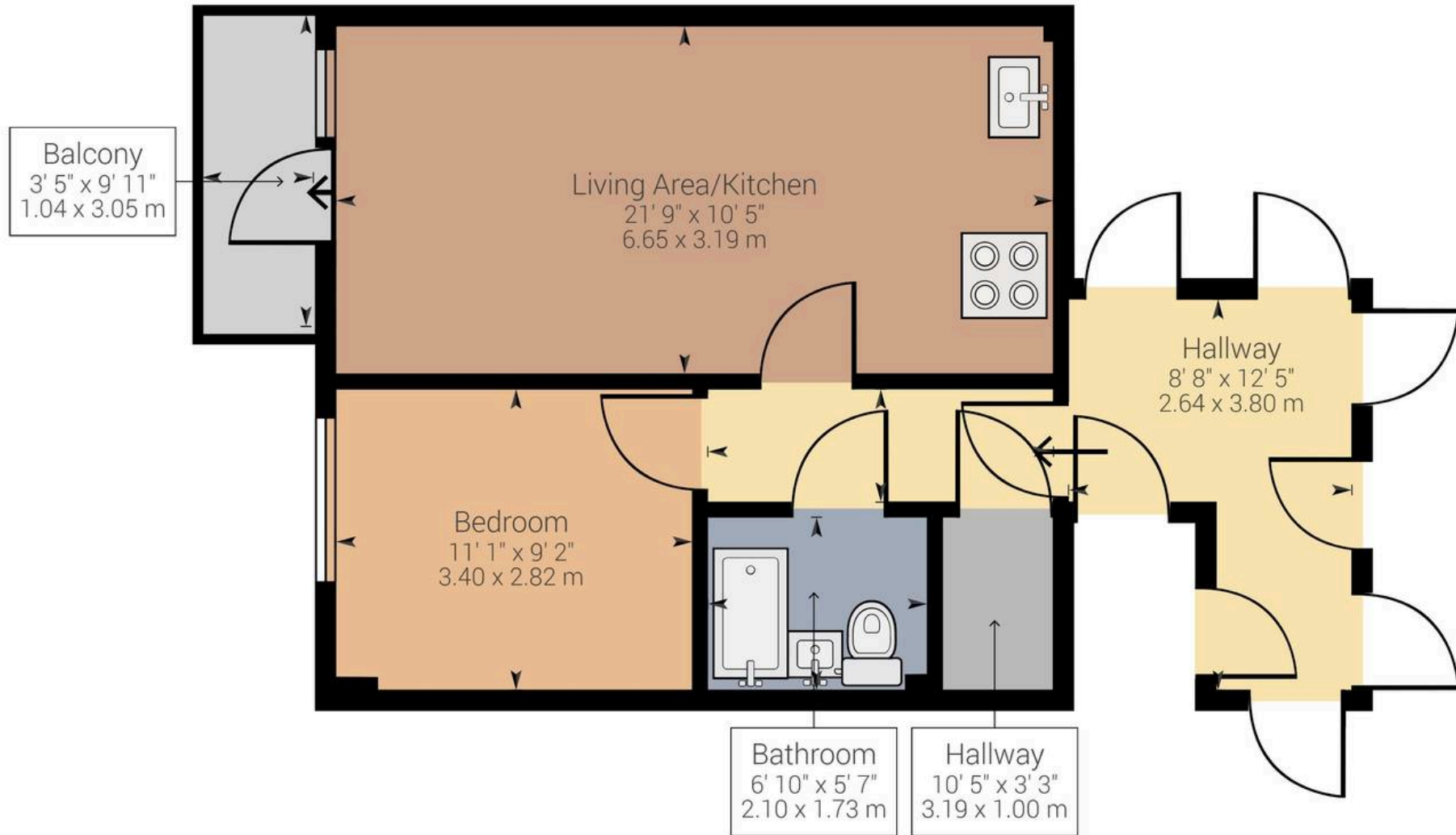
Bedroom One

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





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 prospective tenant or purchaser.