



estate agents
harry harper

**Old Arts College
Clarence Place
Newport**

£495.00 Per Month

High Quality Interior

**First Floor Furnished
Apartment**

One Bedroom

Central Riverside Location

Open Plan Living Room

Kitchen

Bathroom

Grade II Listed



**** STUNNING RIVERSIDE LOCATION ** PRISTINE ONE BED APARTMENT ****

Set in a central riverside location this one bedroom apartment boasts modern high quality interior combined with fantastic transport links. The property comprises of entrance hall, open plan living area, kitchen, bedroom and bathroom. The property further benefits from double glazed windows and electric heating.



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Entrance Hall

Enter via white wooden door, carpeted flooring, smooth walls and ceiling, wall mounted electric heater, lighting and intercom system, doors leading to open plan living area, bedroom and bathroom, double glazed window.

Open Plan Living Area

Enter via white wooden door, carpeted flooring, smooth walls and ceiling, two wall mounted radiators with wall mounted lighting, three double glazed windows, open access to kitchen area.

Kitchen

Open access from open plan living area, kitchen comprising of a range of base, eye level and drawer units with wooden wine rack and roll edge marble effect worktops over, built in electric oven with electric hob and overhead extractor fan, stainless steel one and a half bowl sink with draining board and mixer tap over, ceramic tiled flooring, smooth partly tiled walls, smooth ceiling with recess spot lights, space and plumbing for washing machine, built in storage cupboard housing hot water tank, water meter and fuse board.



Bedroom

Enter via white wooden door, carpeted flooring, smooth walls and ceiling, wall mounted electric heater and lighting, double glazed window.

Bathroom

Enter via white wooden door, bathroom comprising of a white three piece suite consisting of low level water closet, pedestal wash basin with mixer tap and panelled bath with mixer tap, wall mounted power shower over with glass shower screen, vinyl flooring, smooth partly tiled walls, smooth ceiling with recess spotlights, wall mounted electric towel rail radiator.



Please Note

While we endeavour to make our rental details accurate and reliable, if there is any point which is of particular interest to you, please contact the Office and we will be pleased to confirm the position for you. These particulars do not constitute part or all of an offer or contract. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit their purposes. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether viewed or not), gas fires or light fittings or any other fixtures not expressly included form part of the property offered for rent.





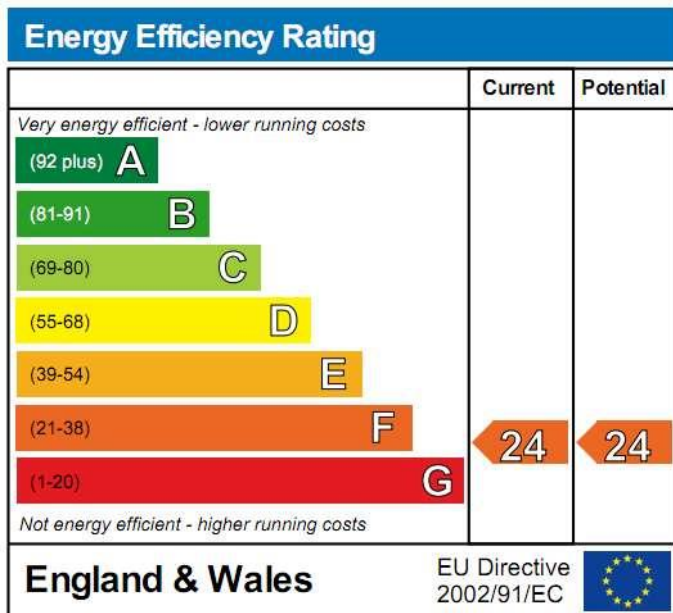
Energy Performance Certificate



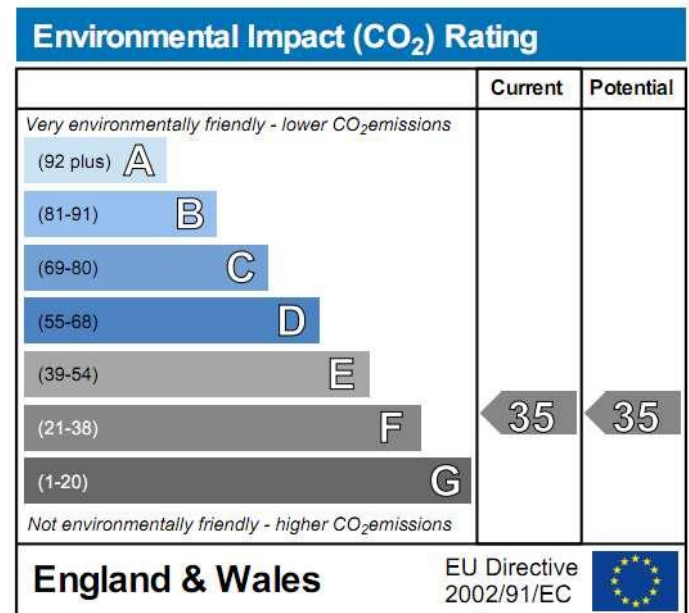
Flat 38 Old Arts College
Clarence Place
NEWPORT
NP19 0LY

Dwelling type: Mid-floor flat
Date of assessment: 16 March 2012
Date of certificate: 16 March 2012
Reference number: 8362-6337-9190-4686-8992
Type of assessment: SAP, new dwelling
Total floor area: 46.66 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	600 kWh/m ² per year	600 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	5.0 tonnes per year
Lighting	£34 per year	£34 per year
Heating	£1177 per year	£1177 per year
Hot water	£98 per year	£98 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk