



ROGERSTONE

Guide price **£150,000**



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# FLAT 11, JAMES COURT

Tregwilym Road, Rogerstone, Newport NP10 9NA



Great location  
Close to the M4 Corridor  
Leasehold

James Court is a modern two-bedroom first-floor apartment located on Tregwilym Road in the desirable area of Rogerstone. This stylish flat is an excellent opportunity for first-time buyers or property investors, offering contemporary living with no onward chain.

The apartment features a spacious open-plan living and dining area, a well-equipped kitchen, two generously sized bedrooms, and a sleek, modern bathroom.

Conveniently located, this property is within close proximity to local shops, reputable schools, and other essential amenities, making it an ideal choice for families and professionals alike.

Additionally, the apartment is just a short distance from the M4 corridor, providing excellent transport links for commuting to nearby cities and towns.

James Court offers a perfect blend of comfort and convenience, with a ready-to-move-in condition that ensures a smooth and hassle-free buying experience.



Guide price  
£150,000



### KEY FEATURES

- No onward chain
- First floor flat
- Two double bedrooms
- Designated parking space
- Spacious entrance hall
- Ideal for first time buyers or B2L investors



# STEP INSIDE



Step inside James Court, a delightful first-floor apartment that welcomes you with a spacious hall,

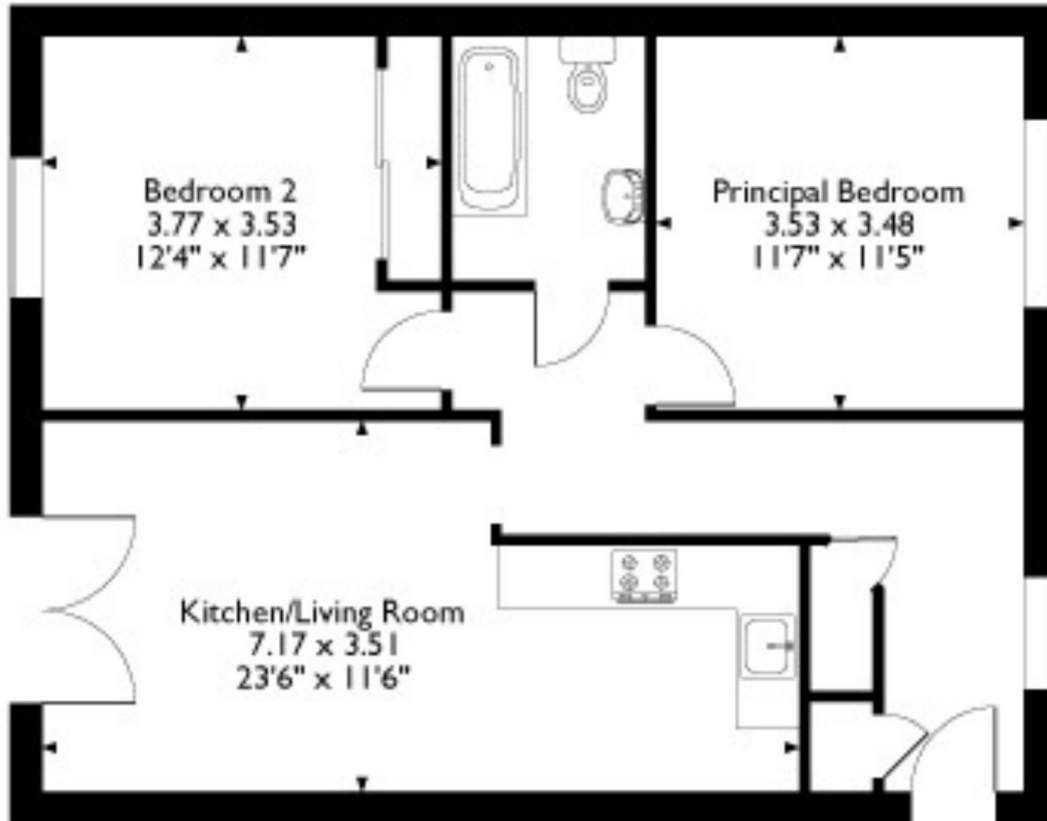
As you enter, you'll find two convenient storage cupboards, perfect for keeping your belongings organised.

The property boasts two generous double bedrooms, with the principal bedroom featuring built-in wardrobes for added convenience.

The main bathroom is a stylish three-piece suite, complete with a bath and an overhead shower.

Off the hall, you enter the inviting lounge kitchen diner, a perfect space for relaxation and entertaining.

## Approximate Gross Internal Area 66 Sq M/710 Sq Ft



### First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The lounge area benefits from access to a Juliet balcony, bringing in plenty of natural light.

The modern kitchen is well-equipped, offering space for a fridge freezer, washing machine, and tumble dryer, along with an integrated oven.

This open-plan layout creates a seamless flow throughout the living space, making it ideal for contemporary living.

# STEP OUTSIDE



Step outside James Court and enjoy the convenience of being on the same road as local shops, providing easy access to daily necessities.

The area offers plenty of street parking for visitors, but you'll appreciate the added benefit of your own designated parking space.

This ensures hassle-free parking and adds an extra layer of convenience to this ideally located apartment.

#### AGENTS NOTE:

Lease years remaining - 88 years (2024)

Ground rent - £80.00 p.a.

Service charge - £20.00 p.a.

## INFORMATION

Postcode: NP10 9NA

Tenure: Leasehold

Tax Band: C

Heating: Electric

Drainage: Mains

EPC: C





## DIRECTIONS

At Junction 27 (High Cross) at the roundabout take the third exit onto Glasllwch Crescent, At the next roundabout take the first exit to Chartist Drive. Follow the road and at the next roundabout take the third exit to stay on Chartist Drive. Immediately, at the following roundabout, take the first exit onto Tregwilym Road and the property will be on the left just after the Co-op Store.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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