



17 Chancery Court, Newport.

Offers in the region of **£45,000**

This 2 bedroom first floor apartment is modern, spacious and in an ideal location for anyone who likes the convenience of being close to Newport town centre, whilst still being able to enjoy the peace and tranquillity that having the backdrop of Newport canal provides. Having been recently redecorated and in immaculate condition throughout, it is perfect for first time buyers, a young family or downsizers.

Briefly comprising large open-plan Lounge/Diner and Kitchen, 2 Bedrooms and Bathroom, there is allocated parking, uPVC D.G., electric heating and a secure intercom system to the main front door. Communal gardens to the side and rear may also be enjoyed. **50% shared ownership available (more may be purchased) - monthly rent and service charge payable. No pets or sub-letting permitted.**

17 Chancery Court Newport Shropshire

Property entered via

main front door with intercom entry system into communal hallway. The door to the apartment on the first floor, and provides access to the

Entrance Hallway

Provides access to all rooms. Telephone for intercom system. Electrical consumer unit. Carpeted. Door to airing cupboard containing hot water tank and wooden shelving for storage.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)

White suite comprising W.C., pedestal washbasin and bath with mains feed shower over and shower screen. Wall mounted medicine cabinet with mirrored doors. Extractor fan. Shavers point. Partially tiled walls. Cushion flooring.

Bedroom 2 9' 7" x 9' 2" (2.92m x 2.79m)

Window to the front of the property. Carpeted.

Bedroom 1 12' 4" x 9' 7" (3.76m x 2.92m)

Window to the front of the property. TV point. Telephone point. Carpeted.

Lounge/Diner 18' 10" x 15' 10" (5.74m x 4.82m)

Double uPVC French doors to the rear offering views over communal gardens and Newport canal beyond. Terrestrial and satellite TV points. Telephone point. Carpeted. Opening to

Kitchen 8' 3" x 6' 9" (2.51m x 2.06m)

Modern Kitchen offering a good range of base units with worksurfaces over and matching wall mounted cupboards. Integrated electric oven and hob with stainless steel extractor hood over. Inset stainless steel

sink with drainer and mixer tap. Space and plumbing for washing machine and space for fridge/freezer. Window to the rear overlooking Newport canal. Partially tiled walls. Tiled flooring.

Outside

To the fore of the property is an allocated parking space. Additional visitor parking is also available. Communal lawned garden areas surround the property and tarmac path leads towards Newport Canal which offers pleasant walks. Refuse receptacles storage area.



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PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.