



**19 Sickert Close, NP19 7PJ**

**£94950.00**



## A Summary

Freelancer Lets & Sales are pleased to offer for sale a well presented 2 bedroom, first floor flat in a quiet and popular location. Set just off the main bus route into Newport and within an easy drive of the M4 motorway at junction 25. A stones throw away from St Julians primary school and Beechwood Surgery, as well as several other schools and surgeries within walking distance too. Comprising a good sized living room/dining space, a fully fitted kitchen with integrated oven and hob, new lino flooring and door leading to balcony with built in storage shed. 2 double bedrooms both with built in wardrobes and new carpets and a white tiled family washroom. Benefitting from a new combi boiler that was fitted just 18 months ago and well maintained communal grounds and an additional storage shed to the rear of property. NO ONWARDS CHAIN!! Great investment opportunity or first time purchase.

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FREELANCER  
LETS AND SALES

# Story of the house

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Tenure: Leasehold - 125 years from 1982, 84 years remaining but the lease is being extended by 90 years for completion.

Ground rent - Currently £10 a year

Service charges variable, break down of last years charges;

Management Fee £186.28

Energy charge £36.33

Window cleaning £5.85

Building Insurance £39.61

Caretaking Cleaning £151.50

Communal area compliance test £2.61

Total: £422.18 for the year.

Building insurance must be arranged via the council. Owner also have to pay 1/18th of any repairs that are needed during the year

EPC: Band C

Council tax: Band A - currently £1056 PA

Viewing:

Viewing strictly by arrangement with Freelancer Lets and Sales.



