



Tramway House

Offers in excess of £170,000

- Immaculate two-bedroom flat
- Excellent public transport links
- Open-plan reception and kitchen
- Spacious balcony with city views
- Abundant natural light throughout
- Energy efficient EPC rating C
- EPC Rating: C



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About the property

Presenting an immaculate two-bedroom flat for sale in a vibrant urban area, perfectly positioned to take advantage of excellent public transport links, local amenities, and scenic walking routes. This beautifully maintained property offers an exceptional opportunity for both first-time buyers and investors alike.

Step inside to discover an open-plan reception area seamlessly flowing into the stylish kitchen, bathed in natural light. The modern kitchen is thoughtfully designed with a dedicated dining space, providing the ideal setting for both casual meals and entertaining guests.

Both bedrooms are spacious doubles, ensuring ample room for rest and relaxation. With a carefully considered layout, each space feels open and comfortable, perfectly suited for contemporary urban living.

One of the flat's standout features is its spacious balcony, offering an inviting spot to enjoy outdoor dining or simply unwind while taking in views of the surrounding cityscape. Further enhancing the appeal of this property is the convenient residents' parking, a valuable asset in this sought-after location.

Energy efficiency is well catered for with an EPC rating of C, helping to manage utility costs effectively. The property also falls within council tax band C, striking an excellent balance of quality and affordability.

This exceptional flat is ideally located for those seeking comfort, convenience, and outstanding local connections. Early viewing is strongly recommended.



Accommodation

Kitchen/Living Room

19' 4" x 14' 1" (5.89m x 4.29m)

Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m)

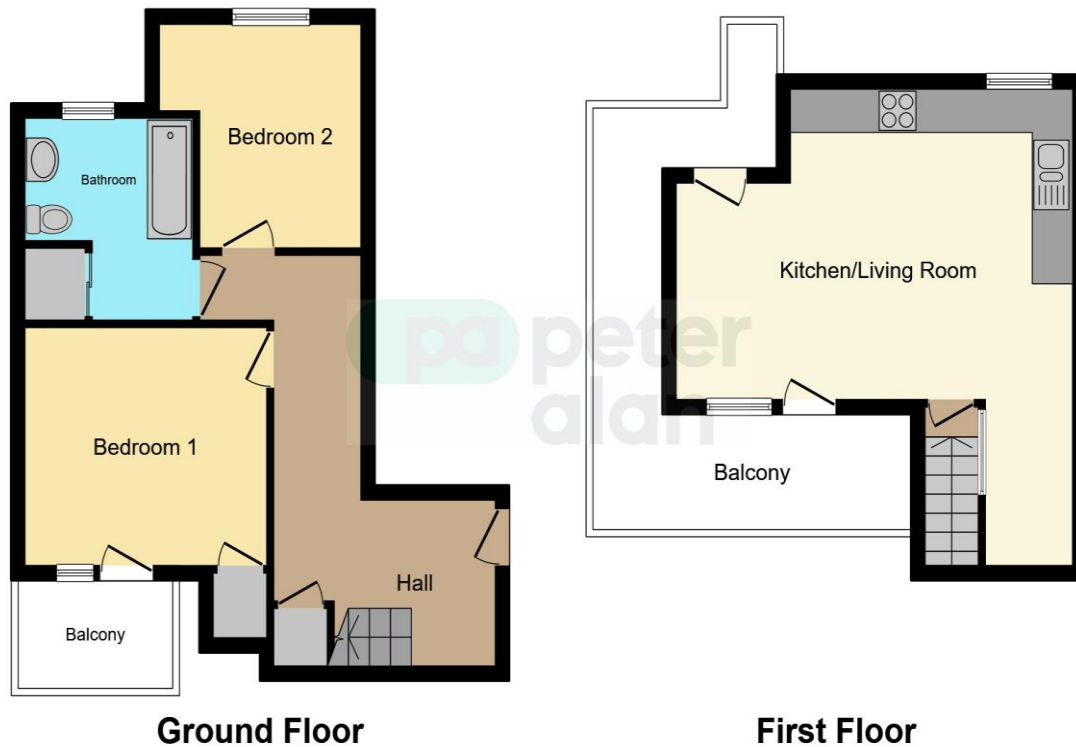
Bedroom 2

9' 8" x 10' 2" (2.95m x 3.10m)

01633 221892

newport@peteralan.co.uk

Floorplan



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