



Ariel Reach, offers in excess of £125,000

- NO CHAIN
- Immacuately presented
- High Ceilings
- Allocated Parking
- Modern Shower Room
- EPC Rating: C



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About the property

We are delighted to present this attractive two-bedroom maisonette, offered for sale in good condition and ready for its next owner to move straight in and make it their own.

The property features a spacious open-plan reception room with impressive high ceilings, creating a wonderful sense of light and space throughout.

This versatile living area is ideal for both relaxing and entertaining.

At the heart of the home is a modern fitted kitchen with ample dining space, providing the perfect setting for everyday living, family meals, and social gatherings.

The accommodation comprises two well-proportioned bedrooms. The principal bedroom offers a peaceful and comfortable retreat, while the second bedroom enjoys plenty of natural light, creating a bright and inviting space suitable for a variety of uses.

A particular benefit of this property is the allocated parking space, a highly desirable feature in this sought-after location.

Ideally situated, the maisonette is within easy reach of excellent transport links, local amenities, and well-regarded schools.



Accommodation

Entrance

Bedroom 1

Bedroom 2

Bathroom

Landing

Living Room

Kitchen

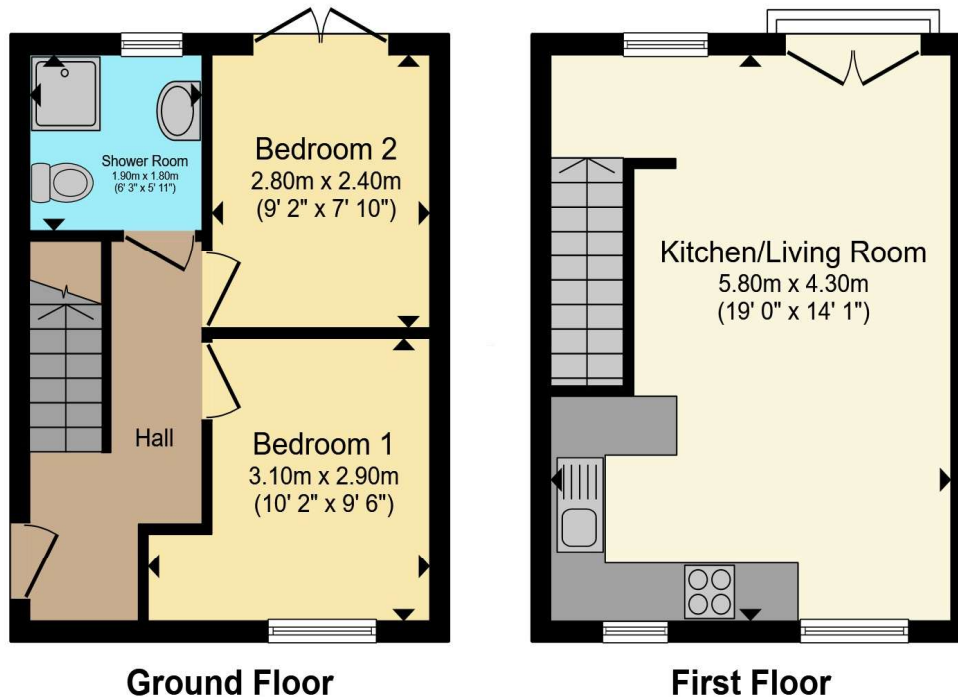
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 221892

newport@peteralan.co.uk

Floorplan



Total floor area 51.0 m² (549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales 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. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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