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# Homewight House Crocker Street, Newport, PO30 5GA

## £54,750

This flat is being sold by the executors of the late owners' will. Despite the unique advantage of being on the ground floor with direct access to the secluded rear garden the executors are keen to achieve a sale and have agreed a substantial reduction in the asking price to set it apart from similar flats currently on the market.

Situated in the heart of Newport, this superb one–bedroom ground floor apartment offers secure, relaxed, and independent living within the ever-popular Homewight House — a well-managed development exclusively for the over-60s.

Ground floor properties here seldom come to market, and this one enjoys a pleasant outlook with direct access to the communal gardens, giving it an open, welcoming feel.

Inside, the apartment includes 24 hour emergency Careline response system via pull cords for peace of mind, while the development provides excellent on-site facilities including a bright residents' lounge, guest suite, laundry room, and beautifully kept gardens.

A perfect blend of safety, community, and independence — all just moments from the town centre.

With no onward chain we encourage you to view as soon as possible.

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## COMMUNAL ENTRANCE

There is a communal entrance where the Residents Lounge is found along with the Managers office. Easy access is provided to the Laundry Room and Guest Rooms. No. 12 is on the ground floor and therefore a short walk away from the entrance.

## ENTRANCE HALL

Large cupboard housing immersion heater with useful storage. Emergency pull cord. Entry phone.

## BEDROOM ONE

8'9 x 14'3 (2.67m x 4.34m)
Rear aspect onto communal gardens. Built in wardrobe. Night storage heater.

## BATHROOM

Suite comprising panelled bath, low level WC, vanity unit with inset sink. Fully tiled walls.

## LOUNGE

10'2 x 17'6 (3.10m x 5.33m)
A pleasant living space with aspect and access to the communal gardens. Night storage heater. Archway to:

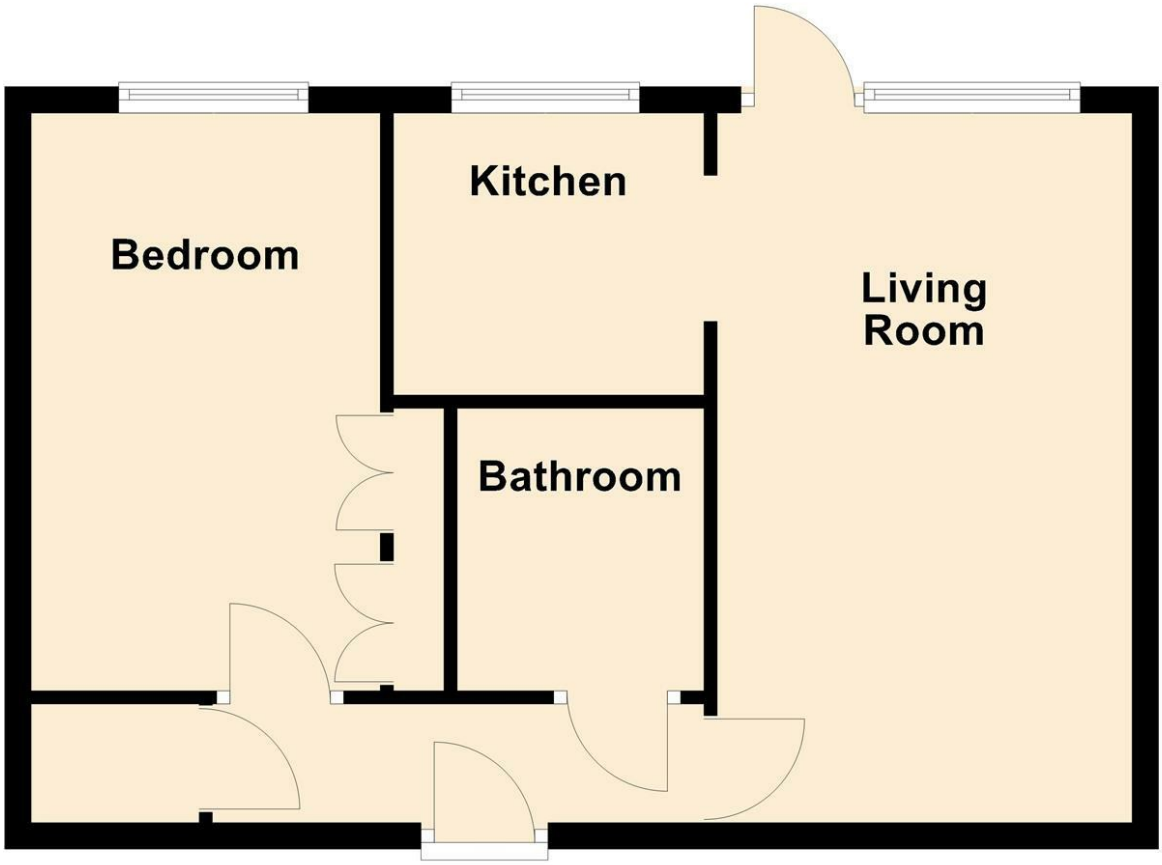
## KITCHEN

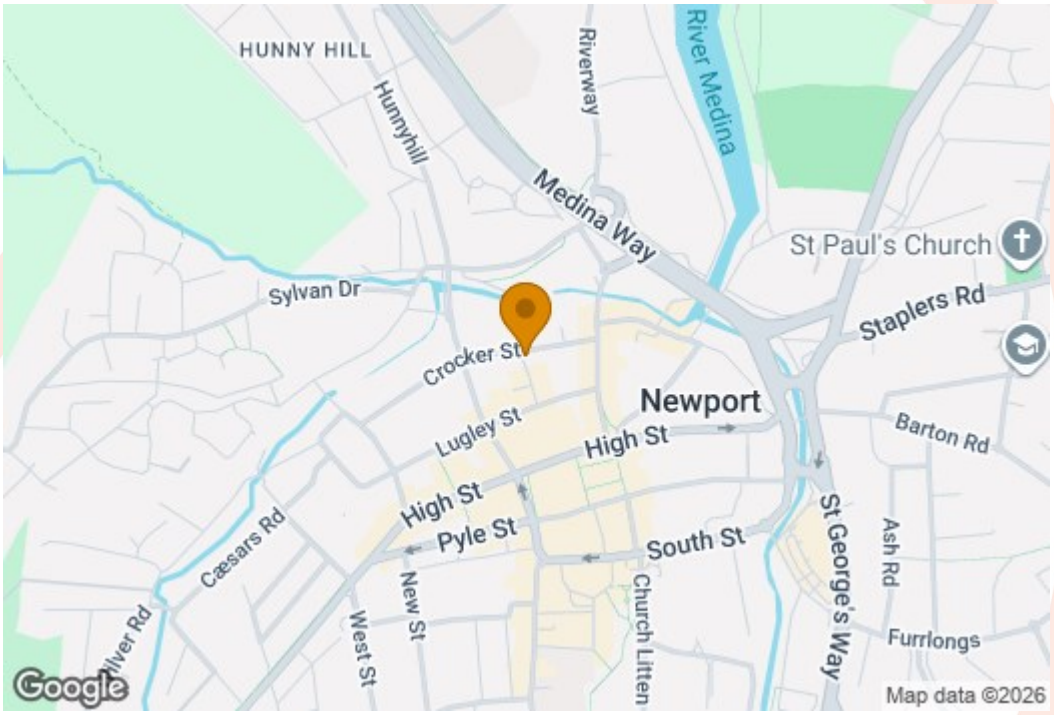
7'3 x 6'11 (2.21m x 2.11m)
With rear aspect over the communal gardens. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Electric cooker point. Fully tiled.

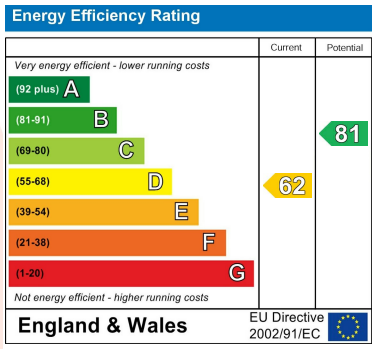
## TENURE

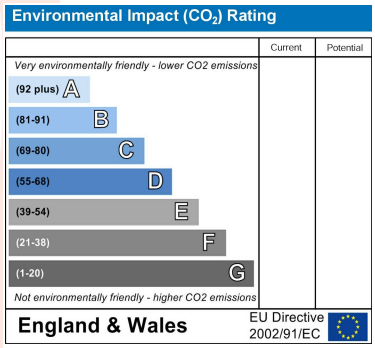
This property is Leasehold. Balance of Lease 125 years from 1987.
Service charge approximately £3468 per annum.
Ground rent approximately £494 per annum.
Council Tax Band A.

# Ground Floor

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