

Luscombe & Co

www.luscombelettings.com



Keynsham Avenue

Newport, NP20 4EH

EPC Rating: D

Rental £500 pcm

1 bedroom Apartment available 27 April 2019

26 Bridge Street, Newport, , NP20 4BG
info@luscombeandco.com

01633 265222

Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.00 - 17.30; Thurs 09.00 - 17.30
Fri 09.00 - 17.30; Sat 09.30 - 16.30; Sun Closed

* Furnished

Situation

Tenant found by LUSCOMBE & CO on FIRST VIEWING, Similar needed for awaiting applicants ** FULLY FURNISHED ** Ideally located close to the Royal Gwent Hospital, the city center, bus and train station. Luscombe & Co are delighted to present this beautifully decorated 1 bedroom annex. The property comprises of a brand new kitchen with built in fridge, well presented living room, brand new bathroom with shower over bath, bedroom with storage and 'L' shaped conservatory space. *Not to be missed* Great access to the M4 The utility bills will be an additional amount which is to be agreed with the landlord

Accommodation

All measurements are approximate.

Further Information

The deposit required is £600

The landlord has requested to include The Tenants have agreed to pay an additional payment of £10.00 per month for the water usage at the property. The Landlord will review the usage periodically and if the usage exceeds the amount paid, the Landlord can review the monthly amount if needed., The Tenants have agreed to pay an additional payment of £30.00 per month for the gas usage at the property. The Landlord will review the usage periodically and if the usage exceeds the amount paid, the Landlord can review the monthly amount if needed., The Tenants have agreed to pay an additional payment of £30.00 per month for the electric usage at the property. The Landlord will review the usage periodically and if the usage exceeds the amount paid, the Landlord can review the monthly amount if needed.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2)

Création Date: 26/03/2019

Property Ref: inst-3025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Luscombe & Co, 2019. Luscombe & Co Registered in Wales No. 7482970