

# Luscombe & Co

www.luscombelettings.com



## Cardiff Road

Newport, NP20 2EG

EPC Rating: C

## Rental £450 pcm

1 bedroom Flat / Apartment available Now

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

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\* Part Furnished

## Situation

\* Spacious One Bedroom Apartment \* This apartment is ideally located near the Royal Gwent hospital and comprises \* Large double Bedroom \* Separate Kitchen with fitted Cooker and Space for Dining table \* Large Bathroom, with Shower over bath \* Storage area \* Secure Parking \* Sorry we are unable to accept DSS or Pets \*

## Accommodation

All measurements are approximate.

## Further Information

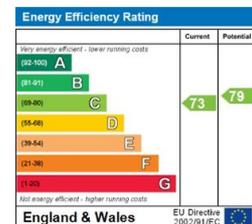
The deposit required is £450

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

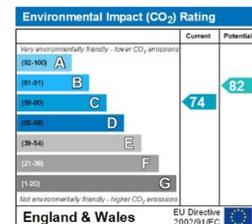
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 60 Months

## 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 (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact  
Creation Date: 23/02/2019

Property Ref: inst-2959

## 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