



**33 Palisade Close,
Newport,
TF10 7FQ**

OIRO £130,000

A modern two bedroom apartment, situated on the first floor. With allocated parking. Opportunity for Investors or First Time Buyer. Situated in a popular residential area within Newport.

The property briefly comprises of an entrance hallway, the lounge has French doors allowing views of the front and rear of the apartment, a kitchen with an integrated Zanussi oven, hob and extractor fan. A master bedroom and a second bedroom and bathroom. Outside has an allocated car parking space.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

A viewing is highly recommended.

ENTRANCE HALLWAY

17'10" x 3'4" (5.45 x 1.04)

With a radiator



LOUNGE

17'10" x 3'4" (5.45 x 1.04)

Having laminate flooring and French doors overlooking the front & rear of the property and a radiator.



KITCHEN

10'3" x 7'6" (3.13 x 2.29)

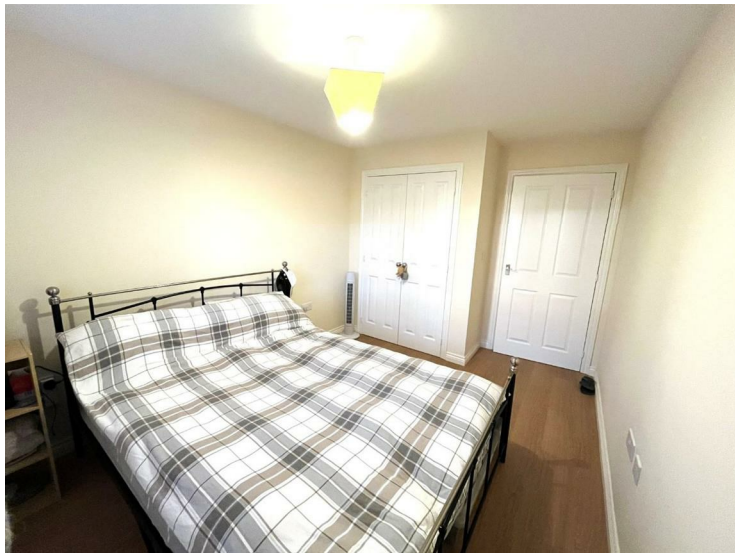
The kitchen features a selection of cream base and wall units, complemented by wooden-effect worktops. It includes an integrated Zanussi oven, electric hob, and extractor fan. The stainless steel sink is paired with a drainer and mixer tap. There is a recess space for a washing machine and room for a fridge-freezer. A floor-to-ceiling storage cupboard houses the boiler, while laminate flooring adds a modern touch. An extractor fan is also included.



BEDROOM ONE

3.86 x 2.72 (0.91m.26.21m x 0.61m.21.95m)

Overlooking the front of the property with a radiator under the window.



BEDROOM TWO

12'7" x 6'6" max (3.85 x 1.99 max)

A second bedroom with a radiator under the window.



BATHROOM

7'5" x 6'5" (2.28 x 1.97)

A panelled bath with a shower to the over, a glass effect shower screen and tiling above the bath. A pedestal wash basin and low level W.C. The walls are partially tiled and lino to the floor, there is an extractor fan and radiator.



OUTSIDE

With an allocated car parking space.

AGENTS' NOTES:

EPC RATING: B (83) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, the property is Band B currently £1520.35 for the year 2024/2025)

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

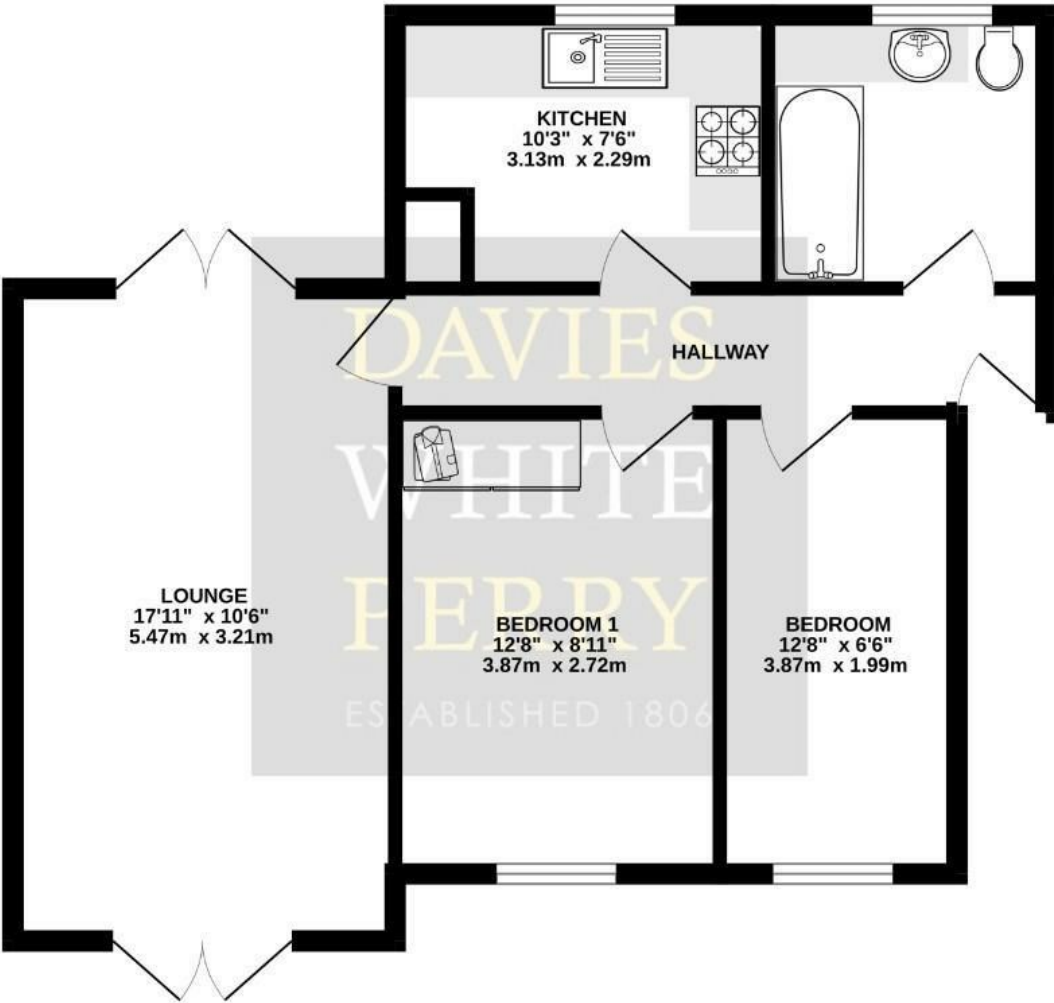
TENURE: We are advised that the property is Leasehold, the lease term is 125 years commencing from 01 July 2016. this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

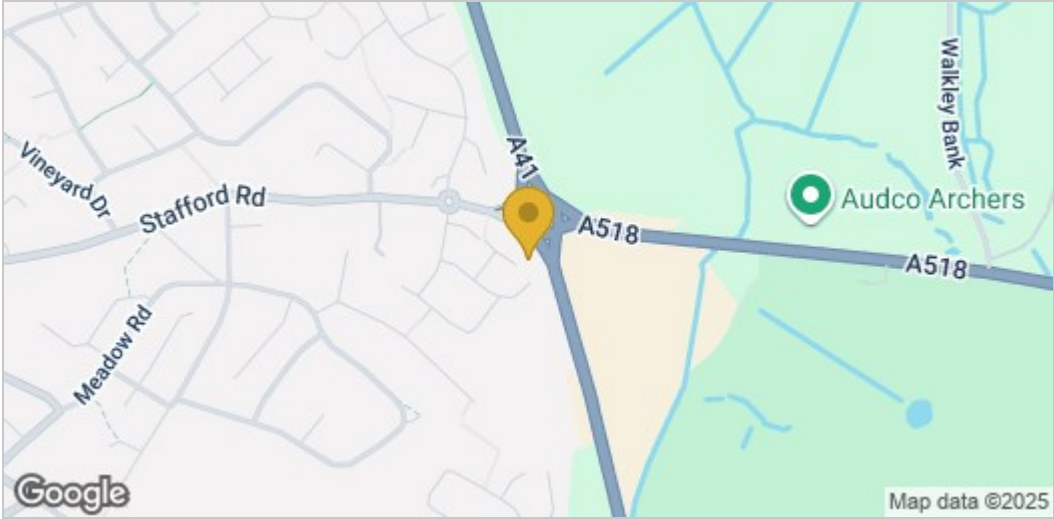
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in the High Street, head south east on the High Street, at the roundabout take the first exit on Stafford Street, at the next roundabout take the third exit on Saxon Drive, turn left onto Palisade Close, turn left again on Palisade Close and the apartment is on the right.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.