



**St Marys 2 Granville Avenue,
Newport,
TF10 7DX**

OIRO £115,000

There is a communal entrance with stairs leading up to the first-floor apartment. The entrance hallway opens into a further inner hallway, with steps rising to a spacious lounge featuring sash windows and the original fireplace. The bathroom includes a single shower enclosure, a pedestal wash basin, and a W.C. The kitchen offers a practical layout with shaker-style base and wall units, along with an integrated electric oven and gas hob. The apartment also benefits from a good sized double bedroom. A boiler installed in 2021 remains under a 10-year warranty. In the same year, all electrical installation work was carried out and the necessary remedial actions were completed. Offered with no upward chain.

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).

COMMUNAL ENTRANCE

With a post box, stairs lead to the first floor

ENTRANCE HALL

2'10" x 3'4" (0.88 x 1.04)

A UPVC door leads into an entrance hall

INNER HALLWAY

9'3" x 3'4" (2.84 x 1.04)

With a steps leading to the lounge.



LOUNGE

14'6" x 14'3" (4.44 x 4.35)

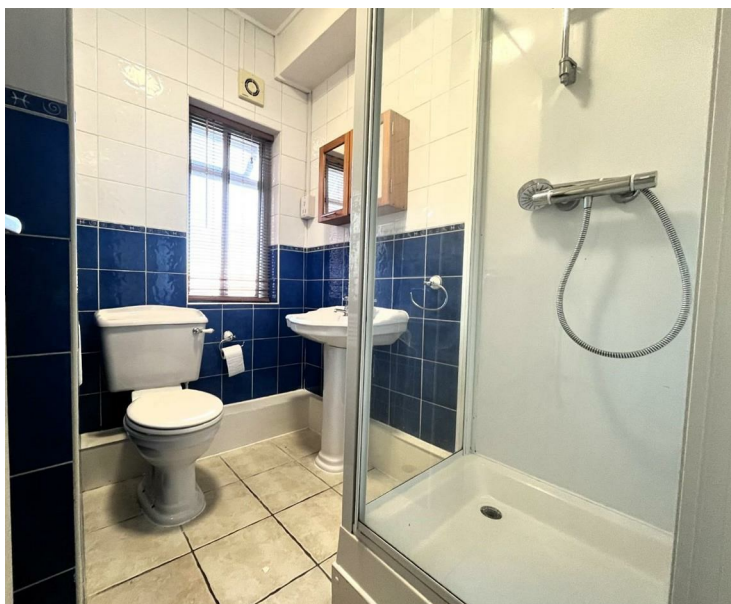
A spacious lounge with sash windows and the original cast iron fireplace with a tiled hearth and decorative surround.



BATHROOM

6'7" x 5'10" (2.02 x 1.80)

Featuring a single shower enclosure with chrome fittings, a pedestal wash basin, and a low-level W.C., along with tiled flooring and an extractor fan.



KITCHEN

9'7" x 5'4" (2.94 x 1.64)

With shaker style base and wall units with an integrated electric oven, gas hob and extractor fan. with plumbing for a washing machine and space for a fridge.

BEDROOM

12'2" x 9'6" (3.72 x 2.91)

A well proportioned double bedroom, including an airing cupboard housing the boiler.



COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is a shared Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

Management Charge Annually - £1,134

Ground Rent Annually - £60

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 offices in the Newport High Street head south, continue to Upper Bar, turn left onto Granville, the apartment is in the building on the right on the first floor.

AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band A (currently £1,438.69 for the year 2025/2026).

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.

BROADBAND: Up to 1000mbps

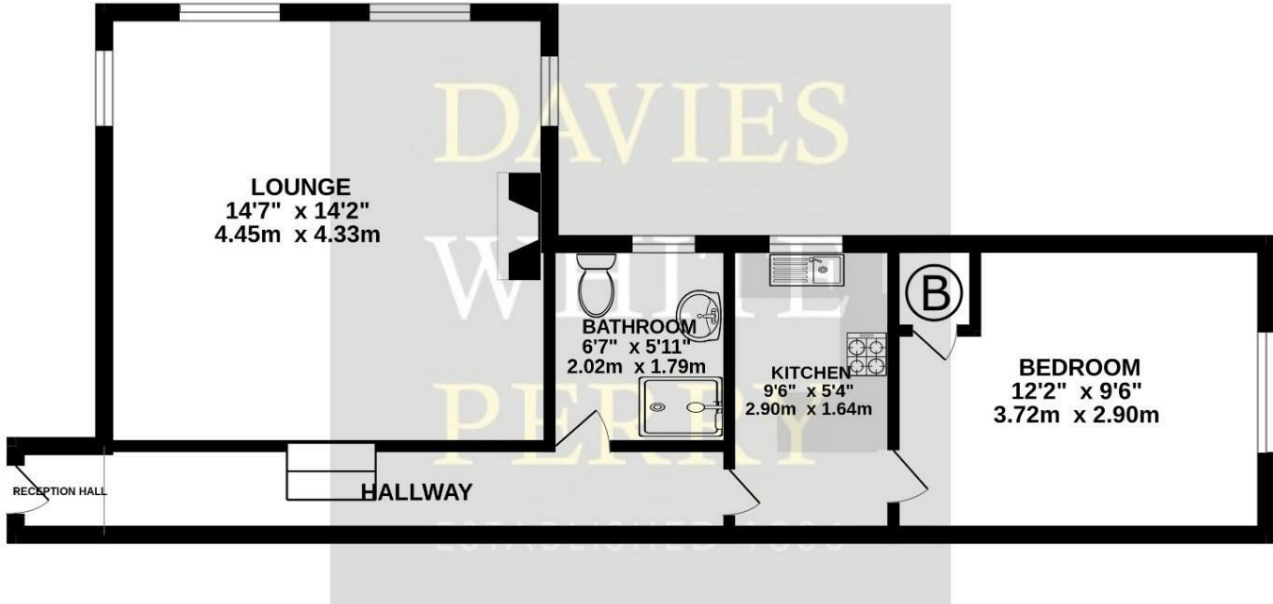
Mobile Signal/Coverage Indoors: EE Variable, O2 Variable, Three Limited, Vodafone Good

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

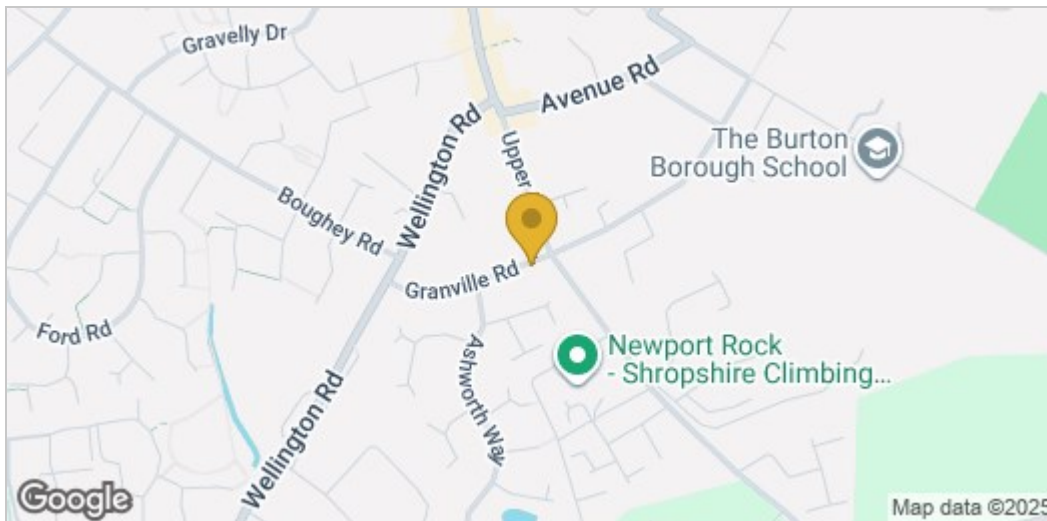
PARKING: No parking available

FLOOD RISK: Rivers & Seas – No risk

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.3 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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.