



**Alexandra House**  
Newport, NP19 7AG

**Rental £750 Monthly**  
**1 Bedroom Flat / Apartment**  
**Available 19 May 2025**

Homelink Lettings, Tramshed Tech, Griffin House, High Street, Newport, NP20 1FX  
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Situation

Available to rent from 19th May 2025, this unique and characterful one-bedroom apartment is located on East Usk Road in Newport.

Set within a well-maintained building, the property is ideally positioned within walking distance of Newport city centre, the main train and bus stations, and the Royal Gwent Hospital. It also benefits from close proximity to a range of local amenities and offers excellent transport links via the M4 motorway, making it highly convenient for commuters.

The apartment is offered unfurnished and is situated on the first floor of the building. Entry is via a communal lobby with a secure intercom door-entry system, leading to a shared landing area.

Inside, the apartment opens into a bright, open-plan living space that combines the lounge and kitchen area. Adding to the flat's character is a suspended snug or games room — a unique and flexible space. The kitchen is fitted with an electric oven and hob, a freestanding fridge/freezer, and a washer/dryer for added convenience.

The property also includes a modern shower room and a well-proportioned double bedroom with a built-in cupboard providing useful storage.

Further features include double glazing, electric heating, a heat extraction and ventilation system, broadband connectivity, and an intercom entry system.

Each apartment in the building benefits from a private, lockable storage cupboard located on the ground floor.

On-road parking is available close to the building. Residents may apply for a parking permit at their own cost through the local authority.

This apartment is most suitable for a single working professional seeking a long-term let in a well-connected and accessible area. Please note that the property is strictly no smoking and no pets are permitted.

Rent: £750  
Deposit: £1,000  
Holding deposit: £150  
Council Tax band: B  
EPC Rating: C  
Property being let unfurnished  
Long term let

No pets  
No smoking

Applicants are informed that the tenancy start date should be within 15 days of holding deposit payment being made, unless a different date is agreed by both parties and in writing. Holding deposit: £150.00

Paid by you to reserve the property. This will only be withheld if the tenancy does not commence (including guarantor (s) due to the applicant withdrawing from the tenancy and not proceeding on the agreed date, if the applicant fails a Right to Rent check, provide false, incorrect, or misleading information, or fail to sign their tenancy agreement) and/ or Deed of Guarantee).

The agreed holding deposit will be deducted from the main Tenancy Deposit on commencement of agreement.

In order to pass affordability criteria via our strict referencing and credit checks, applicants need to be earning a minimum of £22,500 per year.

Directions

Further Information  
The deposit required is £1,000

Accommodation

All measurements are approximate.

