



## The Elms, Harbour Road

Barry, CF62 5RZ

Guide Price £750,000

HARRIS & BIRT

## BLOCK OF FIVE APARTMENTS - 2X SMALLER ONE BEDROOM APARTMENTS, 2X LARGER ONE BEDROOM APARTMENTS, 1X THREE BEDROOM PENTHOUSE

A unique opportunity to purchase this block of five modern, well fitted apartments situated in an elevated position within Harbour Road, Barry. The block benefits from fantastic views out towards the sea. A substantial freehold building with contract holders in situ. The block comprises 2x smaller one bedroom apartments to ground and first floor, 2x larger one bedroom apartments to ground and first floor, and a three bedroom penthouse apartment to the second floor with lift entering straight into its own private lobby.

The Elms is an attractive development built circa 20 years ago and is found in excellent condition throughout, the properties offer modern amenities, light and airy communal lobby areas and built in lift. There is a multitude of off road parking to front with allocated spots, well maintained gardens and is within close proximity of good local amenity.



## Location

Harbour Road is a road located in the South West of the town of Barry, a seaside town in the Vale of Glamorgan. It runs along the harbour, and provides access to various restaurants, and attractions in the area. Some notable landmarks and attractions along Harbour Road include the Barry Island Pleasure Park, Barry Island Beach, and the Beach Hut Café. The Elms sits opposite Barry Train Station and within close proximity of Broad Street.

Barry also has a thriving cultural scene, with regular events and festivals throughout the year. The town is famous for its connections to the popular BBC television series, "Gavin and Stacey", and visitors can explore various filming locations, including the famous "Nessa's Slots" arcade on Barry Island.

Overall, Barry is a vibrant and welcoming town, offering visitors a chance to explore the history and natural beauty of Wales, as well as a range of fun and entertaining attractions.

## 2x Smaller One Bedroom Apartments

Accommodation comprising;  
Entrance Hall

Open Living/Kitchen/Dining Room  
Good sized Double Bedroom  
Bathroom

## 2x Larger One Bedroom Apartments

Accommodation comprising;  
Entrance Hall  
Open Living/Kitchen/Dining Room  
Good sized Double Bedroom  
Bathroom

## 1x Three Bedroom Penthouse Apartment

Accommodation comprising;  
Entrance Hall  
Lobby with lift shaft inset  
Open plan kitchen/living/dining room  
Three Double Bedrooms  
Two Bathrooms

## Gross Rent & Rental Yield

The overall gross month rent is circa £3,500 with current contract holders in situ. We anticipate the rental yield to be circa 5%. It is our expectation that higher gross rents could be achieved in the future.

## Standard Occupational Contracts

Each unit has Contract Holder in situ within a Standard Occupational Contract under the new legislation. The Freehold is to be sold with Contract Holders in situ. Please note this will not be vacant possession.

## Council Tax Banding

Flat 1- C  
Flat 2- C  
Flat 3- C  
Flat 4- C  
Flat 5- E

## EPC

Flat 1- C  
Flat 2- C  
Flat 3- C  
Flat 4- C  
Flat 5- C

## Services

The property is serviced by mains gas, water, drainage and electricity throughout. Each property is metered and is provided with it's own combination boiler. UPVC double glazing throughout. LOCA certificates for lift in situ.

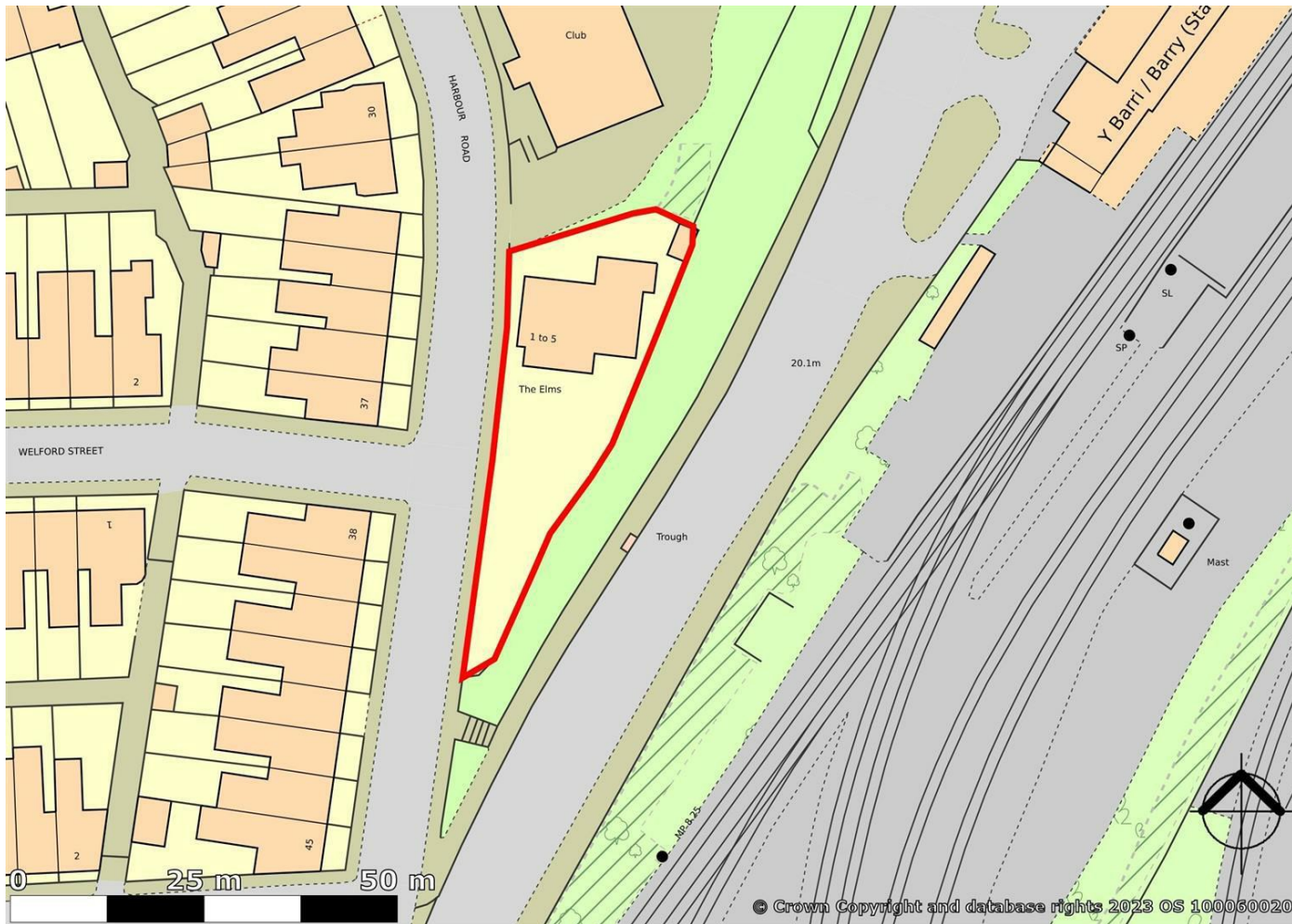
## Tenure

The block of apartments is being offered on a Freehold basis. We would advise that you confirm this with your legal representative.









# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	75
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

