

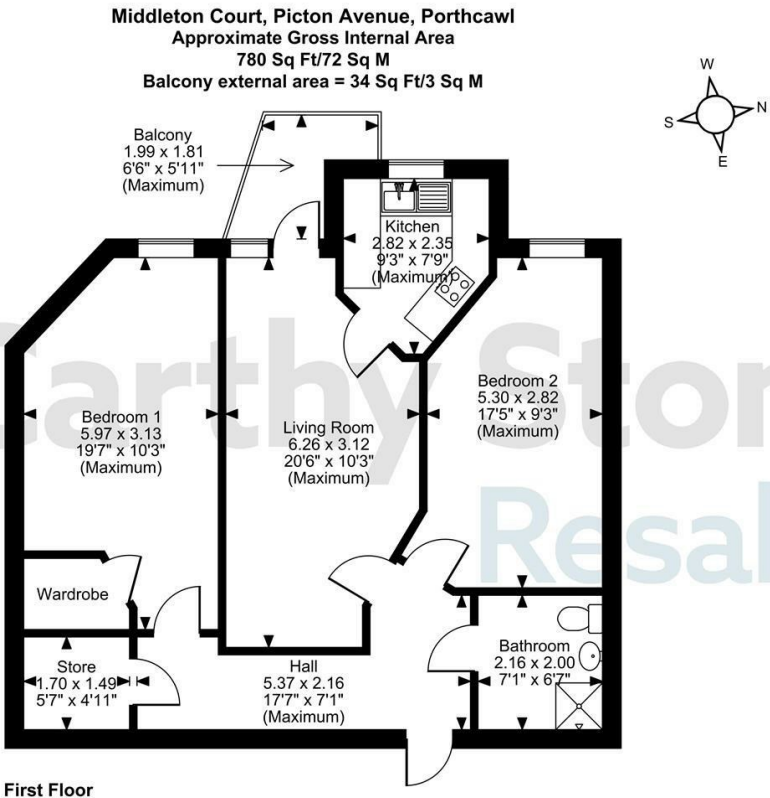
19 Middleton Court

Picton Avenue, Porthcawl, CF36 3BF



Asking price £340,000 Leasehold

A bright and spacious TWO BEDROOM retirement apartment on the first floor. SEA VIEWS FROM THE BALCONY.



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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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# Middleton Court, Picton Avenue, Porthcawl

## CF36 3BF

### GENERAL

There are communal landscaped gardens with decked seating areas. In addition to the excellent underfloor heating there is an economic 'Vent Axia' exchange system utilising the hot air generated within the property and recirculating this back into the principle rooms.

### INTRODUCTION:

This is a fantastic two bed first floor apartment benefiting from a balcony with a costal view. Quality kitchen with integrated appliances.

Constructed in mid-2013 to a contemporary style by multi award-winning McCarthy and Stone and occupying a very convenient position within 4 minutes walk of the Esplanade and Coast, and less than half a mile from the Town centre, Middleton Court provides a fantastic independent living opportunity for the over 60's. Peace-of-mind is provided by the day-to-day support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which an additional fee per night applies. Middleton Court enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

It's so easy to make new friends and to lead a busy and fulfilled life at Middleton Court; there are always plenty of regular activities to choose from including; card evenings, coffee mornings, a 'knit and natter' group and seasonal and themed events. Whilst there is something for everyone there is certainly no obligation to

participate and home owners can 'dip in and out' of activities as they wish.

### ENTRANCE HALL:

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light housing the Gledhill boiler supplying domestic hot water. Concealed 'Vent Axia' exchange unit. A feature glazed panelled door leads to the living room.

### LIVING ROOM:

A bright and welcoming room with a double-glazed French door and matching side panel opening onto the balcony that benefits from sea views. A glazed door leads to the kitchen.

### KITCHEN:

With a double-glazed window,. Quality range of 'maple' effect fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over waist-level oven and fitted fridge freezer. Ceiling spot light fitting, extensively tiled walls and tiled floor.

### MASTER BEDROOM:

Bright and spacious double bedroom with a large walk-in wardrobe with light, hanging rails and shelving, two ceiling lights.

### BEDROOM TWO:

A further double bedroom with a double-glazed window. This room could be used as a dining or hobby room.

## 2 bed | £340,000

### WET ROOM:

Modern white suite comprising; close-coupled WC, pedestal wash-hand basin with mirror, light and shaver point above, level-access shower cubicle with a glazed screen. Heated towel rail, ceiling spot light fitting. Fully tiled walls and tiled floor,

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £4,397.05 per annum for financial year ending 31/03/2025.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Please contact your Property Consultant or House Manager for further details.

### LEASEHOLD

125 Years from January 2013

Ground Rent: £495 per annum

Ground Rent review date: January 2028

### Additional Information & Services

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Parking

Car parking is available with a yearly permit at a charge of around £250 per annum.

