

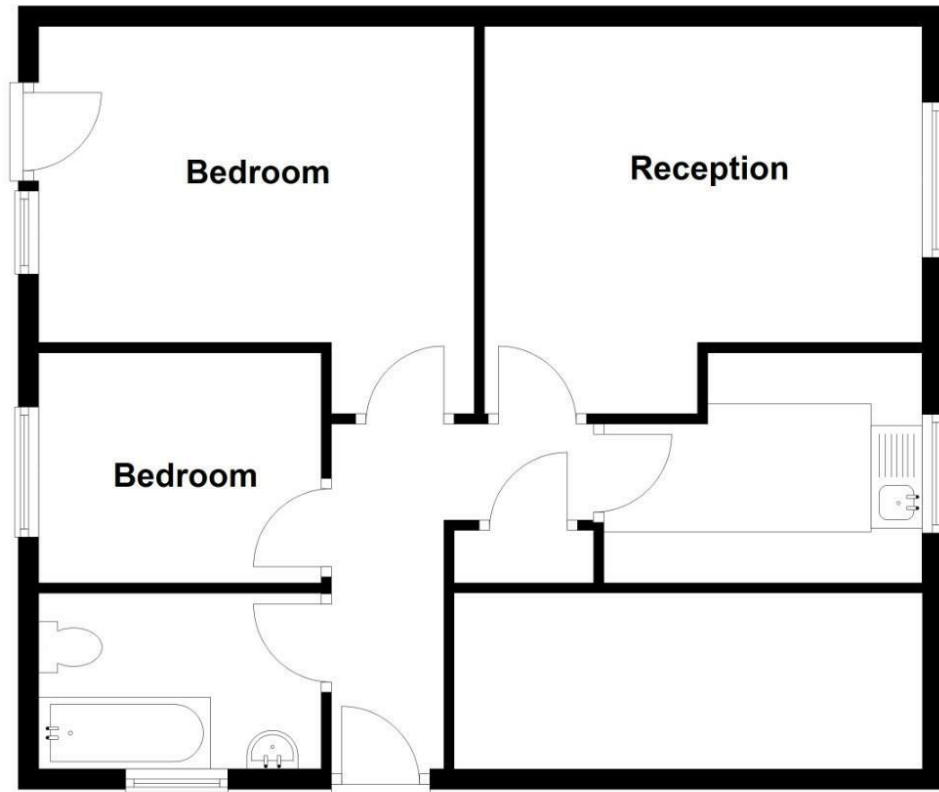
FOR SALE

8 Little Henfaes Drive, Welshpool, Powys, SY21 7BG



Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



Total area: approx. 62.1 sq. metres (668.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.



FOR SALE

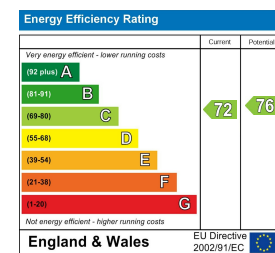
Offers In The Region Of £105,000

8 Little Henfaes Drive, Welshpool, Powys, SY21 7BG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC

Two bedroom ground floor flat with 64 years remaining on the lease (currently being extended to 125 years). The accommodation comprises entrance hall, lounge/diner, kitchen, double bedroom, single bedroom and bathroom, The property has a lawned and fenced front garden, paved rear yard and parking space to the rear of the property. There is double glazing and gas fired central heating. The property requires some updating.



01938 555 552

Welshpool Sales 14 Broad Street, Welshpool, Powys, SY21 7SD E: welshpool@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Ground Floor Flat
- Two Bedrooms
- Paved Private Rear Yard
- Allocated Parking Space
- Close Proximity to Town Centre
- Popular Residential Estate on the Flat
- Front Lawned Enclosed Garden

Bedroom One

13'0 x 9'7

Wood laminate floor covering, central heating radiator, double glazed door and window to the rear.

Bedroom Two

8'9 x 7'4

Double glazed window to the rear elevation, wood laminate floor covering, central heating radiator.

Bathroom

Bath with electric shower over and screen, low level W.C., pedestal wash hand basin, heated chrome towel rail, wall mounted electric heater, part tiled walls, double glazed window to the side elevation, extractor fan.

Externally

There is a pathway from the road leading to the front door where there is a courtesy light and entrance canopy. To the front there is a lawned and fenced garden area. To the rear there is a paved rear yard, pedestrian access gate, courtesy light. There is a parking space to the rear of the property.

Agents Notes

We have been advised by the vendor that there are 64.79 years remaining on the lease. The lease is currently being extended by the vendor to 125 years. Ground Rent payable approx £60 a year.

Services

Mains electricity, water and gas combi boiler are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'C'

Viewing

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Tel No: 01938 555552.

Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY21 7BG

What3Words Reference is - strumming.next.downcast

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:

www.halls.gb.comwww.rightmove.co.ukwww.onthemarket.com**Glazed Entrance Door**

Leading into

Entrance Hall

With central heating radiator.

Lounge

13'8 x 10'5

With double glazed window to the front elevation, central heating radiator, television point.

Kitchen

10'5 x 8'4

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, space for cooker, space for fridge freezer, tiled splashbacks, double glazed window to the front elevation, extractor fan, plumbing and space for washing machine.