

KNIGHTS

Residential & Commercial Sales and Letting Agents



The Waters Edge

, Barry, CF62 6UD

£273,950

SOUGHT AFTER 'KNAP' LOCATION;

Knights are delighted to offer for sale this rare to the market three double bedroom apartment situated in this desirable modern development right in the heart of the metropolitan lifestyle that the Knap offers with its shops, cafés, lake and seafront walks.

Accommodation briefly comprising; Communal entrance hallway. Apartment entrance hallway. Open plan living/dining/kitchen. Three bedrooms with two en suite. Deck area to front elevation. Sea views. Two allocated undercroft parking spaces with further visitor parking. EPC rating :- tbc

- Stunning Sea Views
- On the beach
- Private parking spaces
- Spacious Living areas
- Modern
- The Knap location
- Three Bedrooms

****OFFERED FOR SALE WITH NO ONGOING CHAIN****

Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ACCOMMODATION

COMMUNAL ENTRANCE

Via secure door with intercom system leading into;

COMMUNAL HALLWAY

Sensor lighting. Fitted carpet to stairs rising to apartments. Elevator.

ENTRANCE

Via hard wood door leading into:

HALLWAY

Smoke detector. Wall mounted telephone intercom system. Airing cupboard housing boiler and benefiting from storage space. Built in storage cupboard housing the consumer unit and benefiting from shelving with plumbing for washing machine. Radiator. Fitted carpet. Doors off to all rooms.

OPEN PLAN

KITCHEN/DINING/LIVING

LOUNGE

14'8" x 13'5"

Double glazed picture window and door to front elevation, enjoying sea views of the Cold Knap, Bristol Channel and Somerset Coastline beyond. Telephone point. Television aerial. Power points. Radiator. Fitted carpet.

KITCHEN

11'1" x 7'4"

Spotlights to ceiling. Range of base and wall units with laminate worktops over. Built in oven with four ring electric hob and extractor fan over. Stainless steel sink and drainer with mixer tap. Intergrated fridge/freezer and dishwasher. Tiling to splashback areas. Smoke detector. Room for dining suite. power points. Vinyl flooring.

BEDROOM ONE

14'8" x 11'9"

Double glazed picture window to front elevation enjoying sea views of the Cold Knap, Bristol Channel and Somerset Coastline beyond. Range of fitted wardrobes and chest of drawers to remain. Radiator. Telephone point. Power points. Fitted carpet. Door leading into:

ENSUITE

9'11" x 3'11"

Jack and Jill doors from bedroom and hallway. Spotlights to ceiling. Suite comprising double shower cubicle with mixer shower, low level w.c and wash hand basin with pedestal. Chrome ladder style heated towel rail/radiator. extractor fan. Fully tiled to walls and floor.

BEDROOM TWO

10'1" x 9'4"

Double glazed picture window to the rear elevation. Radiator. Fitted carpet. Door leading into;

ENSUITE

9'0" x 5'3"

Spotlights for ceiling. Extractor fan. White suite comprising; bath with mixer tap and shower attachment over, pedestal wash hand basin with twin taps over and low level w/c. Chrome effect ladder style radiator/towel heater. Fully tiled to walls and floor.

BEDROOM THREE

11'7" x 8'9"

Double glazed picture window to the front elevation enjoying sea views of the Cold Knap, Bristol Channel and Somerset Coastline beyond.. Television aerial. Radiator. Fitted carpet.

OUTSIDE

Communal gardens and private pathway to front elevation. Private gated carpark to rear with two allocated undercroft parking spaces. Visitor spaces available.

TENURE

Leasehold

999yrs from 01/01/2006

Ground rent £125.00 pa

service charge £2510.26 pa

COUNCIL TAX BAND

tbc

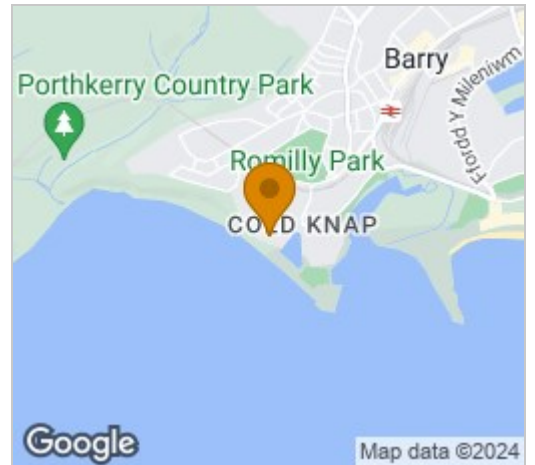
FLOOR AREA

tbc

MORTGAGE ADVICE

Free without obligation.

Area Map



84 High Street, Barry, South Glamorgan, CF62 7DX

Tel: 01446 700222 Email: sales@knights.uk.com <https://knights.uk.com/>

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