



HOLTON ROAD

BARRY

HOLTON ROAD

, C F 63 4J D

£82,500 -

LEASEHOLD -
SHARE OF
FREEHOLD



1 Bed



1 Bath



0.00 sq ft

Welcome to this lovely one-bedroom flat located on Holton Road in Barry. This property boasts a well-presented interior, making it the ideal place to call home.

As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. The bedroom offers a peaceful retreat, and the bathroom provides convenience and comfort.

Situated in an ideal location, this flat is close to shops and public transport routes, ensuring that you have everything you need right at your doorstep. Whether you're popping out for groceries or commuting to work, this location offers both convenience and accessibility.

One of the highlights of this property is the brand new kitchen appliances that are included with the flat. From the fridge to the washing machine, everything you need is already in place.

With no chain involved, you can swiftly make this flat your own and settle in without any delays. Don't miss out on this fantastic opportunity to own a lovely flat in a prime location.

COMMUNAL ENTRANCE

Access via secure door via intercom system leading into;

COMMUNAL HALLWAY

Wall mounted mail boxes. Lighting. Fitted carpet. Fire escape door to the rear leading to communal garden and washing line area. Stairs rising to apartment.

ENTRANCE

Via wooden door leading into;

HALLWAY

Smoke detector. Coving to ceiling. Wall mounted electric heater. Doors off to all rooms.

LIVING ROOM

11'1" x 8'4"
UPVC double glazed window to the side elevation. Coving to ceiling. Wall mounted electric heater. Fitted carpet. Doors off to Kitchen and Shower room.

KITCHEN

9'11" x 6'10"
UPVC double glazed window to the side elevation with fitted blinds. Coving to ceiling. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with twin taps over. White goods to remain, including fridge, freezer, slot in cooker and washing machine. Wall mounted electric heater. Tiling to floor.

BEDROOM

9'11" x 8'4"
UPVC double glazed window to the rear elevation. Coving to ceiling. Wall mounted electric heater. Fitted carpet.

SHOWER ROOM

10'6" x 5'2"
UPVC double glazed obscure windows to the side and rear elevation. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with twin taps over and shower cubicle with wall mounted electric shower. Tiling to splash back areas. Large storage cupboard housing the hot water tank. Wall mounted electric heater. Tile effect flooring.

COMMUNAL GARDEN

Enclosed with walls and timber fencing. Mainly laid to tarmac and decorative stone chippings providing ample seating areas. Washing line area. Raised grass border with sporadic planting. Timber gate giving access to car park.

TENURE

Leasehold of 199 years with a shared Freehold since 2010
Owners have the right to become an unpaid director of the management company
Management Charges - £102.00 per month to include; building insurance, upkeep of grounds and cleaning/maintenance of communal hallway and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	



Weston Court, Holton Road, Barry, CF63 4JD

Total Area: 35.8 m² ... 385 ft²

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS