



Flat 1 (Sea Shore), London House, New Quay, SA45 9NP



# Flat 1 (Sea Shore), London House, South John

Offers in the region of £195,000

- 1 Bedroom Flat
- Located next to beach
- 999 Year Lease commencing 2024
- Beautifully presented
- Modern shower room
- Stunning sea views
- Popular New Quay location
- Could be used as holiday let or residential home
- Leasehold with share of freehold
- EPC Rating : D

## About The Property

Nestled in the picturesque seaside village of New Quay, Ceredigion, this stunning 1-bedroom flat offers breathtaking sea views that will leave you in awe. As you step through the communal doorway and up the steps into the communal landing, you'll be greeted by a beautifully modernised flat. This property has been run as a successful holiday rental located next to the beach and central to the ever-popular coastal village of New Quay. The coastal village of New Quay offers many amenities such as a doctor's surgery, a large Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more, making New Quay an attractive place to live, with its beautiful scenery, harbour, dolphin sightings, sandy beaches and rugged coastline.

The inner hallway leads you to the spacious lounge/diner/kitchen area, where you can enjoy the panoramic sea views while relaxing in the lounge or preparing meals in the modern kitchen equipped with a range of base and wall units, an electric integral oven, and a hob. A convenient storage cupboard adds to the functionality of the space.

The flat boasts a cosy double bedroom with a built-in wardrobe, providing ample storage space. The modern shower room features a double shower, a w/c, and a wash hand basin, adding a touch of luxury to your daily routine.

Imagine waking up to the sound of the waves and enjoying your morning coffee overlooking the beautiful beach, just a short stroll away. This property offers not just a home, but a lifestyle by the sea that many dream of. Don't miss the opportunity to make this seaside retreat your own.



Inner Hallway  
10'0" x 3'0"

Lounge/Kitchen/Dining Room  
23'2" x 14'6"

Bedroom 1  
10'3" x 9'7"

Bathroom  
12'0" x 7'4"

IMPORTANT ESSENTIAL  
INFORMATION:

WE ARE ADVISED BY THE CURRENT  
OWNER(S) THAT THIS PROPERTY  
BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: B -  
Ceredigion County Council  
(Currently has small business  
rates relief)

TENURE: LEASEHOLD (Flat sold as a  
leasehold on a 999 year lease  
with a share of the freehold. No  
service charges or ground rent  
but clause in lease for a third  
portion of any external building  
maintenance needed (e.g. roof,  
gutters, drains etc) and payment  
of a third of the annual buildings  
insurance. Internal common  
areas - maintenance and upkeep  
to be split between the owners of

Flat 1 & Flat 2.)

PARKING: No Parking

PROPERTY CONSTRUCTION: Traditional Build.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water

BROADBAND: Flat 2 has a broadband connection which currently serves both Flats 1 & 2 - it is BT Fibre Essential which has 36mbps download speed and 9.5mbps upload speed. - PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - Low / N/A -

Surface Water: N/A

COASTAL EROSION RISK: None in this location - Low

PLANNING PERMISSIONS: The seller reserves the right to apply for planning permission to raise the roof of the bakery/corner shop next door in line with the Mariners (drawings to be supplied for approval)

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Flat sold as a leasehold on a 999 year lease with a share of the freehold. No service charges or ground rent but clause in lease for a third portion of any external building maintenance needed (e.g. roof, gutters, drains etc) and payment of a third of the annual buildings insurance. Internal common areas - maintenance and upkeep to be split between the owners of Flat 1 & Flat 2.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS



PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/06/24/OK/TR















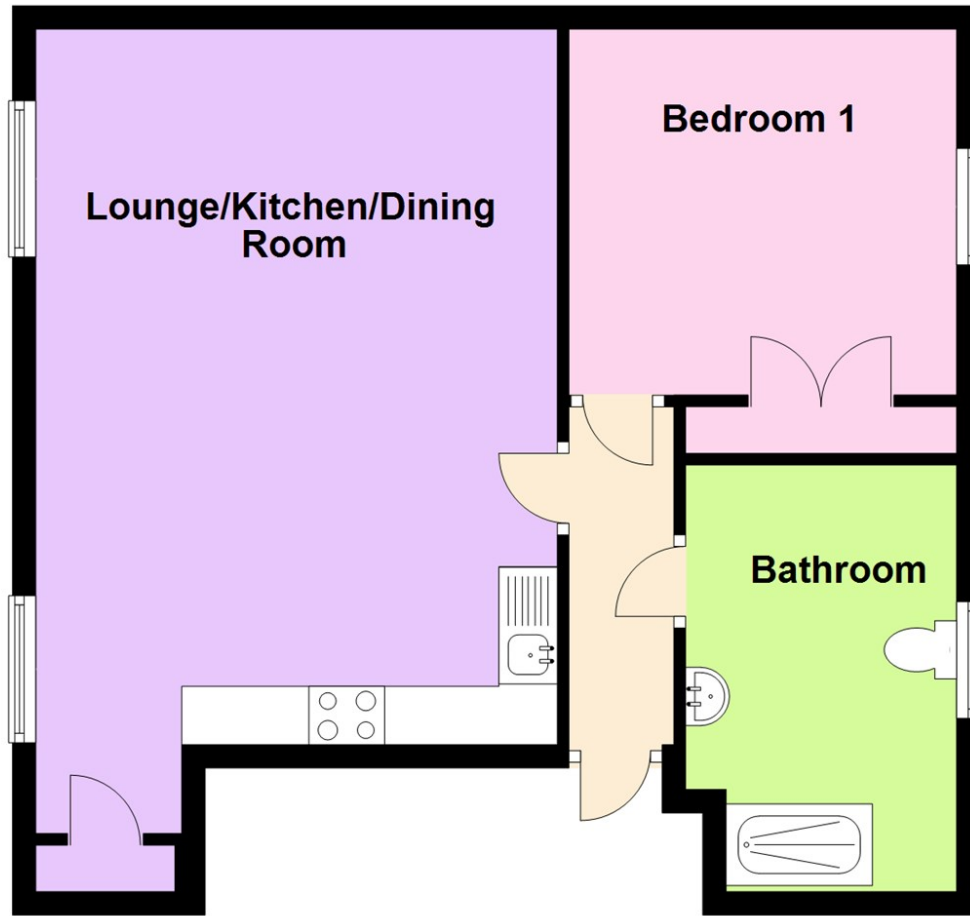
From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 and continue down into the village of New Quay, travel down to the seafront past the harbour and around the corner the property is located on your left (before turning to the car park) above "The Corner Shop & Post Office" the front door is located to the right of the shop entrance.

#### INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

# First Floor



## 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>		<b>70</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or [claire@cardiganbayproperties.co.uk](mailto:claire@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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