



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## 15, Harp Court, Abergele, LL22 7YU

- FIRST FLOOR APARTMENT
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING & CENTRAL HEATING
- VIEWS TO THE FRONT
- GARAGE & PARKING
- EPC RATING - C73

**NO CHAIN ON SELLERS SIDE...**A first floor two bedroom purpose built apartment situated on this popular cul-de-sac within a short walk from the town centre and it's wide range of amenities. The property boasts views to the front, good size rear enclosed garden, garage, parking, central heating and double glazing. This apartment would suit any buyer looking to downsize or buy their first property and should be viewed to appreciate the outlook, garden and location.

### **DIRECTIONS (ON FOOT)**

From our Abergele office turn right onto Market Street and turn right at The Harp Public House. Follow the path up to Harp Court.

### **ENTRANCE**

Glazed uPVC front door. Radiator. Stairs to first floor.

### **LANDING**

Airing cupboard housing the water cylinder. Heat detector. Loft access hatch. Stair lift (this will be removed if not needed).

### **LIVING ROOM**

14'7" (max) x 12'6" (4.47m (max) x 3.83m)  
With views to the front. Fire surround with electric fire. Television and telephone points. Radiator.

### **KITCHEN**

9'9" x 7'9" (2.98m x 2.37m)  
Views to the front. A range of fitted wall and base units having complimentary work surfaces and tiled splash backs. Stainless steel 1.5 bowl sink with mixer tap. Four ring gas hob with overhead extractor hood, oven and grill. Space and plumbing for a washing machine. Space for a fridge freezer.

### **BEDROOM NO: ONE**

11'3" x 9'7" (3.45m x 2.93m)  
Overlooking rear garden. Radiator. Fitted wardrobes.

### **BEDROOM NO: TWO**

10'9" x 6'3" (3.30m x 1.92m)  
Overlooking rear garden. Radiator.

### **TENURE**

The property is available Leasehold. Remainder of 125 year lease from 1979. Solicitors to confirm.

### **GROUND RENT**

£10.00 per annum.

### **MISDESCRIPTONS ACT**

Messrs Jones Peckover for themselves and for the vendors or lessors of the property whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

### **MONEY LAUNDERING**

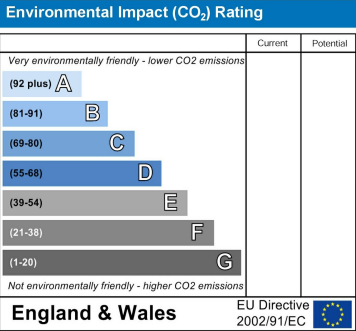
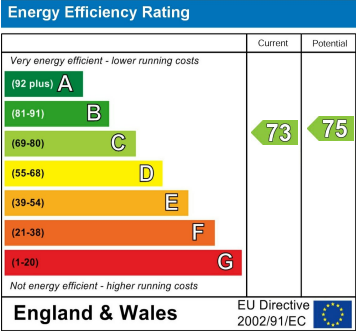
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

### **SERVICES**

None of the services have been tested by the selling agents, however, it was noted that mains water, drainage, electricity and gas are connected.

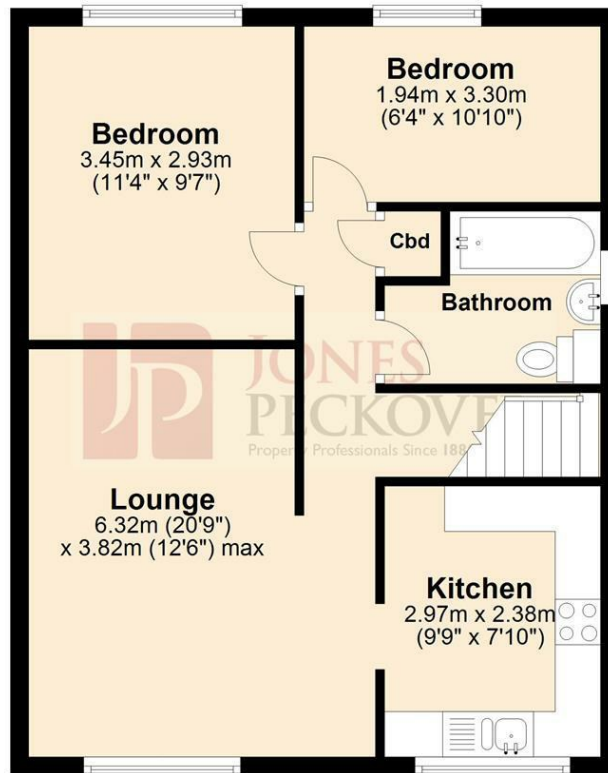






## Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.3 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

