



Garthmor Court, Old Road,  
Neath, Neath Port Talbot, SA11 2HW.

Offers in the Region Of £65,000



\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

Tenant in situ - Tenant rent is £500 pcm.

We are proud to offer this investment opportunity for sale by private treaty this one-bedroom ground floor flat on a select development on the outskirts of Neath.

Good road access into Briton Ferry and Neath.

The accommodation consists of a communal hall, inner hall, lounge with open plan kitchen, bedroom one and a family bathroom. Communal gardens. Allocated parking space.

### Entrance

Via front door into communal hall. Door into ground floor flat.

### Inner Hall

Doors off to the bedroom, lounge and the family bathroom. Electric storage heater, storage cupboard.

### Lounge with open plan kitchen

15' 0" x 14' 4" (4.57m x 4.37m)

Double glazed bay window to the front aspect, storage heater. A range of wall and base units inset sink unit, space for a washing machine, space for a fridge/freezer.

### Family Bathroom

8' 0" x 5' 0" (2.44m x 1.52m)

Frosted double glazed window to the rear aspect, extractor fan. A suite consists of panelled bath, toilet and a toilet, partial tiled to walls.

### Bedroom One

11' 5" x 7' 5" (3.48m x 2.26m)

Double glazed window to the rear aspect, storage heater.

### Garden

The garden is communal.

### Parking

Allocated parking space.

### Tenure - Leasehold

We have been advised that the lease is 99 years from 1992. Ground Rent and service charge is £98.58 ppm. Please ask your solicitor to check this information.

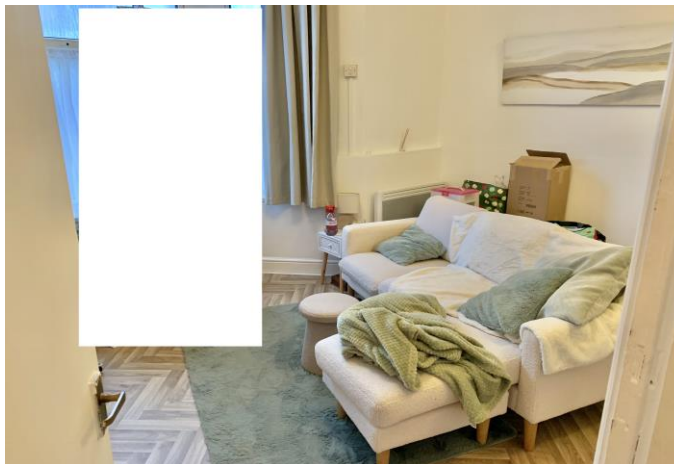
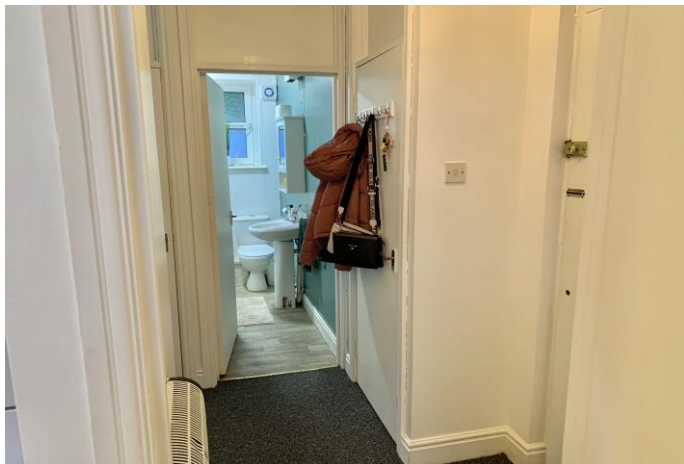
### Council Tax - A

### Energy Performance Certificate

Current - 42 - E Potential - 78 - C Total Floor Area 32 square metres Certificate Number- 9400- 5002 - 0822 - 6237 - 3943 Valid until 22 January 2034 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.



## Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and

should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.









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