



hrt
herbert r thomas

Flat 22

Ena Avenue
Neath

SA11 3AD

hrt.uk.com

Flat 22 Ena Avenue

Asking price **£90,000**

A very well maintained two bedroom ground floor leasehold flat, available to purchase with no ongoing chain and conveniently situated within level walking distance to Neath town centre.

Investors or cash purchasers only due to term of lease remaining

A very well maintained ground floor flat

Available to purchase with no ongoing chain

Positioned within a purpose built block, with three neighbouring properties

Conveniently situated just a short level walk to the town centre

Deceptively spacious accommodation throughout

Private, enclosed off road parking space to the rear

Gas central heating and UPVC double glazing throughout



This spacious two bedroom ground floor flat is situated within a sought after area, conveniently close to all the local amenities and public transport links within Neath town centre. The property is available to purchase with no ongoing chain and would make an ideal investment purchase for rental or retirement apartment for someone looking to downsize.

The apartment is housed within a purpose built building containing two ground floor and two first floor dwellings, with communal entrance hallway and a fully enclosed allocated off road parking area to the rear.

The building is entered via a shared main entrance doorway into a bright and spacious communal hallway. The front door to the property is accessed off this hallway on the left hand side. Inside, the property has a central hallway with fitted carpet flooring and doorways leading to the two bedrooms, a useful cloaks storage cupboard, lounge/dining room and the main bathroom.

The lounge/diner is located to the rear of the property. This impressive sized room is flooded with natural light from a set of modern sliding patio doors to the rear and benefits from fitted carpet flooring.

A doorway to the side of the lounge/diner gives access into the kitchen. The kitchen has been fitted with a matching range of light coloured base, larder and wall mounted units with a laminated work surface over. It benefits from an integrated fridge/freezer, integrated electric oven with four ring gas hob above, plastic sink and drainer unit set below the large rear window and there is space, with plumbing for one appliance. The kitchen is finished off with splashback tiling and vinyl patterned flooring,

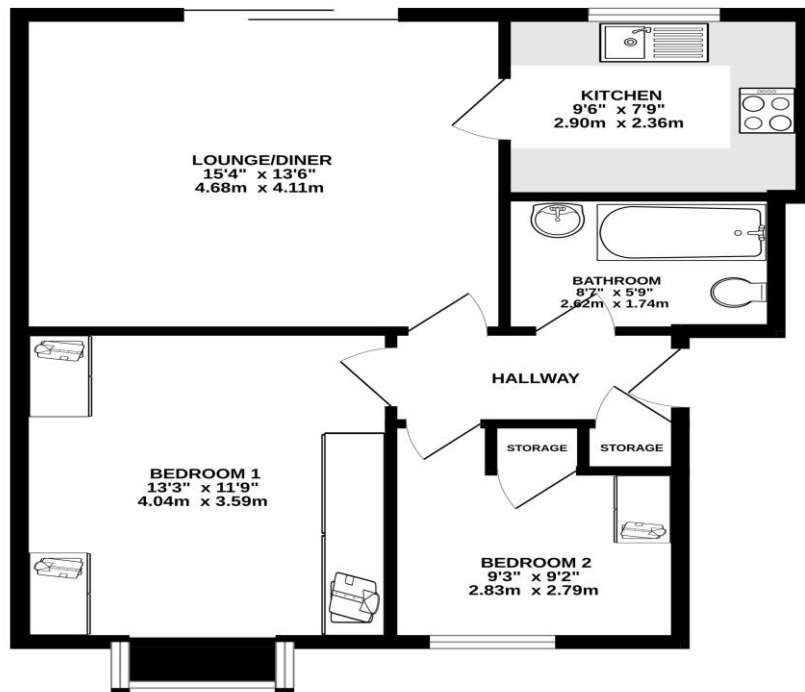
Back off the hallway, the two bedrooms are located to the front of the property and each benefit from fitted carpet flooring and built in wardrobe storage.

Bedroom one is a very large double bedroom, with a large box window to the front and fitted wardrobe storage to two walls.

Bedroom two is a comfortable single bedroom with window to the front and has access to a large storage cupboard. The well proportioned main bathroom has been fitted with a coloured three piece suite comprising; panel bath with mains powered over bath shower fitted, low level WC and a pedestal wash hand basin. The room benefits from full height wall tiling, laminate wood flooring and a wall mounted vanity unit.

Outside to the rear, an enclosed large courtyard provides a private space to enjoy and offers secure parking for the residents of the building. Each apartment has one allocated parking bay and the courtyard can only be accessed via an electric compound roller shutter gate, remotely operated for convenience.

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.





Directions

SATNAV Users SA11 3AD

Tenure

Leasehold

Services

All Mains Services
 Ground Rent Per Annum- £100
 Service Charge - £800 Per Annum
 Council Tax Band- C
 EPC Rating

Viewing strictly by
 appointment through
 Herbert R Thomas

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English | [Gwynedd](#)

Energy performance certificate (EPC)

Structure 2011-2012	Property D	100 sqft 10000 sqm	10000 sqm
Property type Ground-floor flat		Total floor area 61 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.