

A two-story brick house with a bay window on the right side. The house has a red brick facade and white window frames. A flower box with pink flowers is mounted below the bay window. A wooden trellis is visible next to the house. The house is surrounded by greenery, including trees and bushes. A purple overlay on the left side of the image contains text.

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herbert r thomas

44 Highbury Court
Neath

SA11 1TX

hrt.uk.com

44 Highbury Court

Asking price **£110,000**

A spacious two bedroom first floor flat, located within the sought after Highbury Court development close to the Neath Town Centre.

Sought after location

Same occupier since construction

A spacious two bedroom first floor flat

Purpose built accommodation

Secure communal entrance hallway with intercom main door access

Application for extension of lease will be done on completion

Within close proximity to Neath Town Centre

New heating system installed

Allocated off road parking and gardens



This spacious two bedroom first floor flat situated at the head of the sought after development of Highbury Court, the property has had the same owner since construction and has recently benefitted from an upgraded central heating system.

Access into the purpose built building is via a self locking communal door into a shared entrance hallway, where the front door to the flat is located to the first floor on the left hand side.

The property is entered via a wooden door into an inner hallway, providing access to the lounge/diner, two bedrooms, bathroom and walk in closet.

The lounge/diner is located to the front of the property and features a large box window to the front, flooding the room with natural light and offers far ranging views over Neath town centre.

A doorway off the lounge/diner leads through into the well appointed kitchen, with a window to the front and has been fitted base and wall mounted units.

There is an integrated fridge/freezer, eye level oven and grill, four burner gas hob, space and plumbing for one appliance and a sink unit positioned below the window.

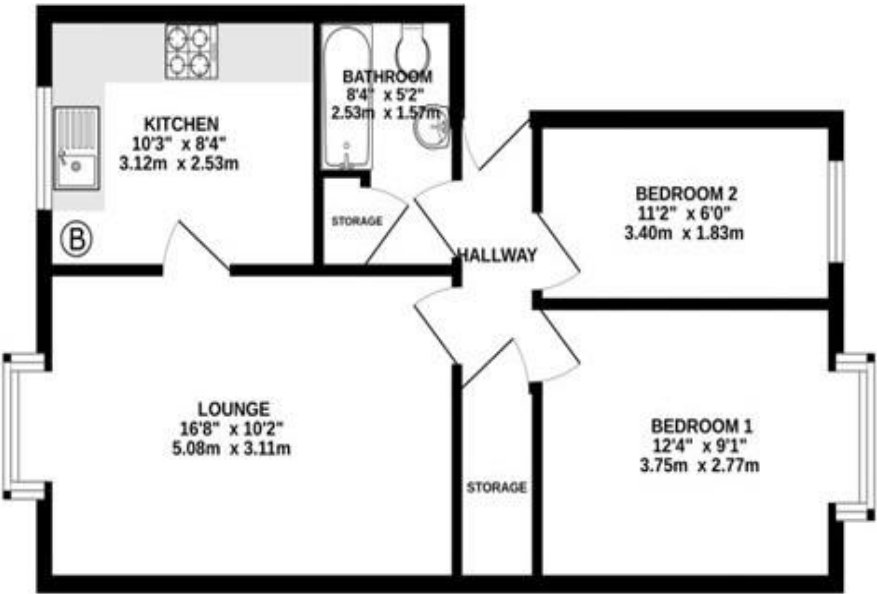
The two bedrooms are located to the rear of the property.

Bedroom one is a large double bedroom featuring a box window providing views over the communal gardens.

Bedroom two is a well-proportioned single bedroom with window to the rear.

The bathroom has been recently upgraded and offers a white three piece suite comprising; panel bath with shower over bath attachment, low level WC and wall mounted wash hand basin. Within the bathroom there is access to a generous sized airing cupboard, ideal for placement of a separate shower cubicle if required.

509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SATNAV USERS: SA11 1TX

Tenure

Leasehold- 999 Years Remaining- application for extension of lease will be done on completion

Services

All mains services

Service charge £44 a Month

Council Tax Band C

EPC Rating C

Viewing strictly by
appointment through
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English | [Summary](#)

Energy performance certificate (EPC)

Property type	Top-floor flat
Total floor area	55 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 C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst), and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- The average energy rating is D
- The average energy score is 50

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.