



**Tom Parry**

Flat 9, The Oakleys, Porthmadog, LL49 9AJ

**£165,000**

## Flat 9 The Oakleys, Porthmadog, LL49 9AJ

Tom Parry & Co are delighted to offer for sale this well appointed two bedroomed self contained apartment in the exclusive "Oakleys" development located in the heart of the busy harbour town of Porthmadog.

This first floor property is double glazed throughout with an underfloor central heating system, affording contemporary low maintenance accommodation; all just a short walk from the harbour and the towns shops, leisure and other amenities. The renowned Welsh Highland & Blaenau Ffestiniog heritage railway is also on its doorstep.

Early viewing is highly recommended.

**Our Ref: P1402**

### ACCOMMODATION

Any measurements are approximate

### FIRST FLOOR APARTMENT

#### Hallway

with laminate flooring and storage cupboard

#### Living Room/Kitchen

Kitchen area with range of fitted wall and base units; tiled splashback; stainless steel sink unit; 'Bosch' boiler; electric oven and 4 ring hob with extractor fan over; integrated under-counter fridge.

Living area with double doors opening to 'Juliet' style balcony which enjoys views towards the harbour.

#### Bedroom 1

with carpet flooring; built-in cupboards; vanity unit

#### Bedroom 2

with carpet flooring; built-in cupboard

#### Bathroom

with tiled flooring; tiled walls; low level WC; wash hand basin; bath with overhead shower; heated towel rail

### EXTERNALLY

Allocated parking for one vehicle

### SERVICES

Mains water, electric and drainage. Heating provided through underfloor heating. New boiler fitted in March 2023.

### Material Information

Leasehold property - 999 year lease granted in 2006.

Ground rent - £250 pa

Service Charge 2023- £1635.96 pa

Council Tax: Business Rates Apply







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77   c	77   c



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