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WALES  
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GOLD WINNER

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**The Telegraph**



**Flat 5 Garth-Mor Court Old Road, Briton Ferry, Neath. SA11 2HW**



**£70,000**



## Main Features

- Ground Floor Apartment
- One Bedroom
- Shared Gardens
- Allocated Parking
- Lane Access to the Property
- In need of Modernising
- Council Tax Band A
- EPC: D
- Leasehold
- Need a Mortgage? We can Help!

## General Information

Enjoying its private position, Garthmor Court is located in a residential area of Briton Ferry surrounded by its well maintained gardens. The apartment having electric heating and double glazing. The property further benefits from an allocated parking bay and is close to local shops and other village amenities whilst having easy access to the M4 corridor, making this apartment ideally located for commuting.

Viewing is highly recommended for any appreciation to be possible.

## GROUND FLOOR FLAT

### Hallway

Communal doorway to hall for both flats.

### Inner Hallway

Access to bedroom, bathroom, kitchen living area and electric storage heater.

### Kitchen/Living Area

(16' 5" Max x 16' 5" Max) or (5.00m Max x 5.00m Max)

Appointed with a range of matching wood effect wall and base units, built-in sink and space for a fridge. A uPVC Bay window, storage heater and carpeted flooring. The property is in need of updating.

### Bathroom

uPVC frosted window, white bathroom suite with part tiled walls and vinyl flooring.

## Bedroom

(9' 10" x 9' 10") or (3.00m x 3.00m)

uPVC window, storage heater and carpeted flooring.

## EXTERNALLY

### Parking

Parking externally for residents.

### Garden

Shared gardens for residents.

## Leasehold details

Lease is 99 years from 1992.

Ground rent and service charge is £98.58 PCM.

## Council Tax

Band A

£1,348.61

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [pmfinancial@petermorgan.net](mailto:pmfinancial@petermorgan.net) (fees will apply on completion of the mortgage)

## Viewings

Strictly By Appointment Only

## Utilities


Mains water, mains electricity , mains drainage (services not tested )

**Current council tax banding** A

**Current heating type** Electric

**Tenure** Leasehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: 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 further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. 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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

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