



## Middleton Court, £320,000

- Ground Floor Retirement Apartment
- Courtyard Terrace & Sea Views
- Two Double Bedrooms
- Council Tax Band E
- No On Going Chain
- EPC Rating: C



 2  2  1



## About the property

Next to Porthcawl seafront, this purpose-built ground-floor retirement apartment features a private courtyard terrace, two bedrooms, walk-in wardrobe, wet room, bathroom, living room, and kitchen. Recommended viewing

## Accommodation

### Hallway

Fitted carpet with under floor heating. Intercom Entry System. Store cupboard housing water tank. Access to the two double bedrooms, living room, bathroom and wet room.

### Living Room / Dining Area

21' 5" x 13' 2" ( 6.53m x 4.01m )

French doors with side glazed panels leading out onto the paved terrace with views towards the sea. Fitted carpet with under floor heating. Tv Point. Window from the dining area with view towards the sea. Access through to the kitchen

### Kitchen

10' 3" x 6' 9" ( 3.12m x 2.06m )

Fitted with a range of matching wall and base units with worktops over and tiled splash back. Sink and drainer. Built in oven and hob. Built in fridge freezer. Window to the front with view towards the sea. Tiled floor.

### Bedroom One



12' 3" x 9' 9" ( 3.73m x 2.97m )

Window to the side. Fitted carpet with under floor heating. Tv Point. Access to the walk in wardrobe

### Walk In Wardrobe

Fitted carpet. Built in storage.

### Bedroom Two

12' 4" x 9' 1" ( 3.76m x 2.77m )

Window to the side. Fitted carpet with under floor heating

### Bathroom

Suite comprising bath, wall hung vanity wash hand basin with storage and Wc. Tiled walls. Tiled floor with under floor heating.

### Wet Room

Suite comprising walk in shower with screen, wash hand basin and Wc. Tiled floor with under floor heating and tiled walls. Mirror with shaving point and light.

### Courtyard Terrace

Paved area with views towards the sea

### Additional Information

Ground Rent : £247.50 x 2 (payable six monthly)

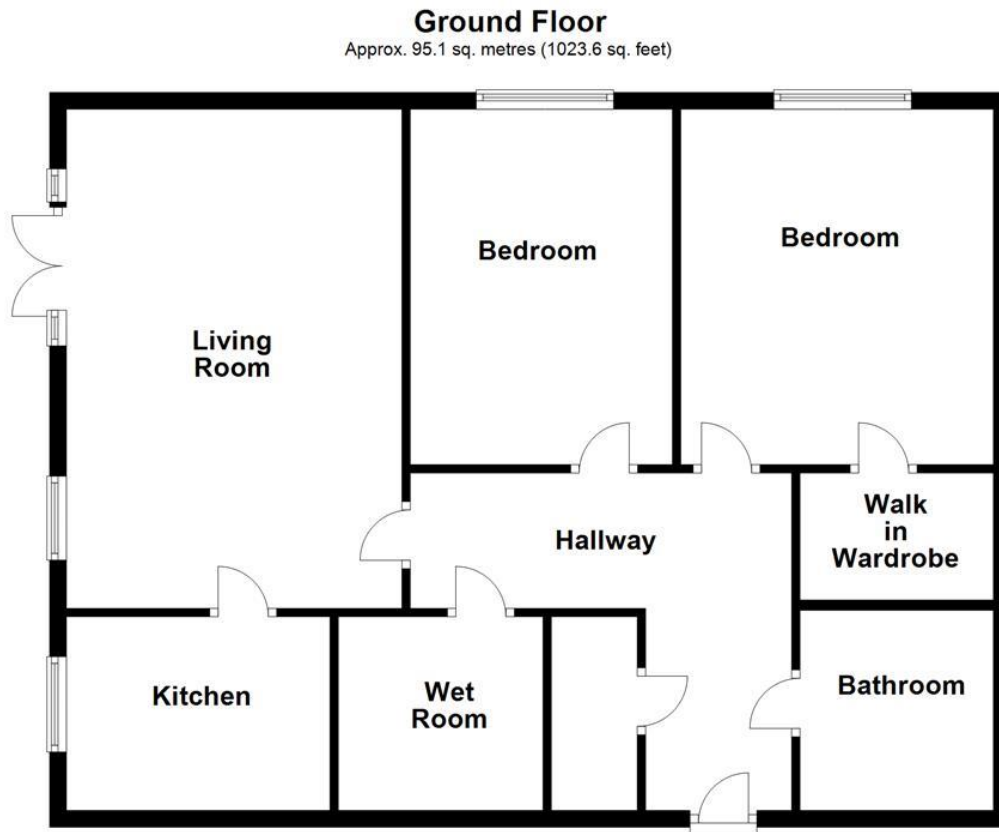
Service charge : £333.19 p/m

We have been advised the Service Charge includes

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system • Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance & Under floor Heating

There are communal landscaped gardens with decked seating areas. Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## Floorplan



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

## Important Information

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