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16 Woodlands Court, Barry CF62 8DR Offers Invited £125,000 Leasehold -

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

A well presented, two bedroom apartment situated on the first floor with views of communal gardens and Gladstone Park. The property is ideally positioned within walking distance to the main shopping centre of Barry and public transport links.

The property briefly comprises, communal entrance with security door entry system, stairs rising to first floor, living room and kitchen/diner, two double bedrooms and a family bathroom.

UPVC double glazing throughout and a combination boiler. To the rear a communal garden laid to lawn with mature shrubbery. Viewing highly recommended.

£65 a month including ground rent and building insurance.



FRONT

Ample parking, intercom entry system.

COMMUNAL ENTRANCE

Stairs rising to the first floor. UPVC double glazed front door opening to:-

ENTRANCE HALLWAY

Papered ceiling, plastered walls, fitted carpet flooring. Electric meter cupboard. Radiator. Doors to bathroom, bedroom two and living room.

LIVING ROOM

18'11 x 9'5 (5.77m x 2.87m)

Papered ceiling, coving and plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window overlooking the communal gardens and gladstone park. Door to kitchen and bedroom one.

KITCHEN

16'1 x 9'0 (4.90m x 2.74m)

Plastered ceiling, plastered walls, tiled flooring. UPVC double glazed window overlooking the communal garden and gladstone park. Kitchen comprises; Wall mounted units, base units with worksurfaces over. Space for all appliances. Wall mounted combination boiler. Space for dining. Fitted storage cupboards. Radiator.

BEDROOM ONE

13'9 x 9'6 (4.19m x 2.90m)

Papered ceiling, coving and plastered walls. Fitted carpet flooring. Space for large bedroom furniture. Radiator. UPVC double glazed window to the front elevation.

BEDROOM TWO

14'2 x 9'1 (4.32m x 2.77m)

Papered ceiling, coving and plastered walls. Fitted carpet flooring. Space for large bedroom furniture. Radiator. UPVC double glazed window to the front elevation.

FAMILY BATHROOM

7'11 x 6'5 (2.41m x 1.96m)

Plastered ceiling, tiled walls, vinyl flooring. UPVC double glazed window to the rear aspect. Bath with twin taps and shower over. W.C. Pedestal wash hand basin with twin taps. Vertical towel heater.

COMMUNAL GARDENS

Lawn area with mature shrubbery. Rotary lines. Secure communal gates.

COUNCIL TAX

Council tax band C.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any

part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

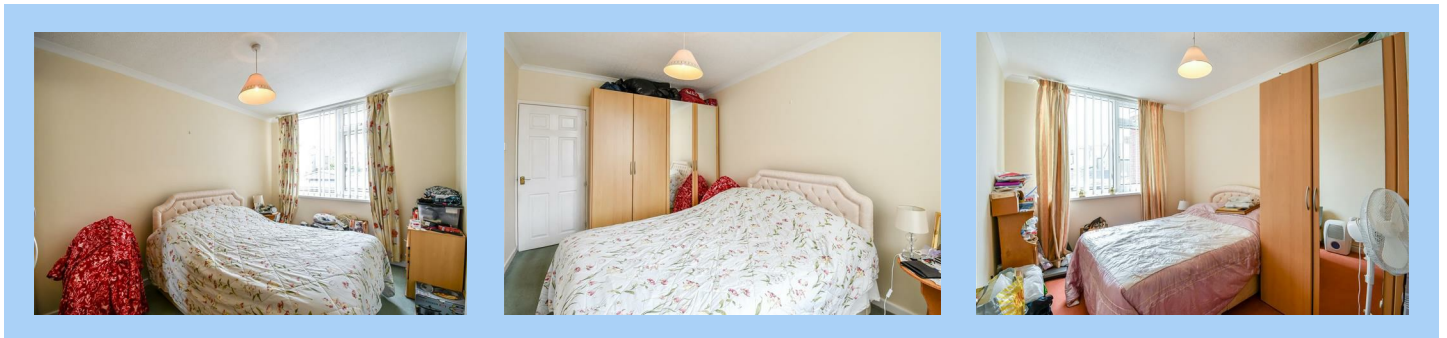
We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
England & Wales			



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