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## 6 St Osyth Court, Barry CF62 6RT £210,000 Share of Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

.....NO CHAIN..... A second floor apartment ideally placed in a much sought after location of Barry, minutes walk to Romilly Park and local beaches with far reaching panoramic views across Marine Drive, Romilly Park and The Knap beach with sea views across the Bristol Channel. The owners of the apartment block each own a share of the Freehold and this apartment has an extended lease of approx. 999 years with owners needing only to pay approx. £105 per month maintenance to include, maintenance of gardens, building insurance. Briefly comprises, communal entrance via intercom door entry system, stairs, entrance hallway, living room/dining room with a French door leading to a balcony with far reaching views of the channel and views over the neighbouring Romilly park, two double bedrooms with fitted wardrobes, kitchen and family bathroom. Benefiting from gas central heating via a combination boiler, Partial UPVC double glazing windows to the front and designated parking. Viewing highly recommended.

Agents note. No pets are allowed. Purchase to let is prohibited.



## FRONT

Designated parking space. Access to communal gardens. Visitor parking available.

## Communal Entrance

Enter via front door with security entry system. Steps ascending.

## Entrance Hallway

3'08 x 4'06 (1.12m x 1.37m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wooden door leading to communal hallway. Wooden door leading to living / dining. Further wooden door leading to the family bathroom. Access to storage.

## Living / Dining

13'05 x 23'06 (4.09m x 7.16m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. Large window & French door leading to an enclosed balcony with far-reaching channel views and views over Romilly Park. Wooden door leading to kitchen and side window. Further wooden doors leading to bedrooms one and two, and the entrance hallway.

## Kitchen

5'09 x 12'04 (1.75m x 3.76m)

Textured ceiling. Porcelain tiled walls. Fitted carpet flooring. Window with far reaching views of the channel and Romilly park. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Composite sink. Integrated four ring gas hob. Integrated double oven. Wall mounted combination boiler. Space for wash machine. Space for fridge and freezer. Wooden door leading through to the living dining room.

## Bedroom One

9'11 x 13'07 (3.02m x 4.14m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with far-reaching channel views and views over Barry Island and St Nicholas Church. Wooden door leading to the living / dining room. Access to built-in wardrobes.

## Bedroom Two

7'05 x 13'07 (2.26m x 4.14m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with far-reaching channel views and views over Barry Island and St Nicholas Church. Wooden door leading through to the living / dining. Access to built-in wardrobes.

## Family Bathroom

6'4 x 6'9 (1.93m x 2.06m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted towel rail. Vanity wash hand basin. Vanity Toilet. Bath with electric shower over head. Wooden door leading to the entrance hallway.

## Balcony

5'00 x 13'07 (1.52m x 4.14m)

An electric sun canopie. Far reaching views across Romilly Park and towards the Bristol Channel.

## COUNCIL TAX

Council tax band

## 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.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

