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## Flat 4 Court Mews, Barry CF63 1EU £77,500 Leasehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

A one bedroom ground floor apartment in a traditional period dwelling, situated in the East end of Barry. The property is in walking distance to Barry Town Centre, local schools, public transport and Court Road doctors surgery. The building contains 13 flats in total, all completely different in size and shape. Ideal investment opportunity with tenant currently paying £575.00 pm

This apartment comprises of an entrance hallway with plenty of storage, a spacious open plan living/dining room with a separate fitted kitchen, one bedroom and a family bathroom. To the rear, allocated parking with communal waste area. The property benefits from UPVC double glazing throughout and gas central heating via a combination boiler.

Agents note: Leasehold property extending to: 154 years upon completion  
Ground rent: Pepper Corn.  
Service Charge: £1,229.85 p.a



## FRONT

Enter via communal front door and door entry system.

## Communal Entrance

Accessed via a security intercom via the front on Court Road. Property entrance accessed via wooden front door.

## Hallway

Smoothly plastered ceiling, plastered walls, fitted carpet flooring. Doors to kitchen, living room and family bathroom. radiator. Intercom entry system.

## Living Room

16'2 x 15'4 (4.93m x 4.67m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows to the rear. Radiators. Door to bedroom.

## Kitchen

12'0 x 10'9 (3.66m x 3.28m)

Textured ceiling, plastered walls, tiled flooring. UPVC double glazed windows to the rear. Kitchen comprises of wall mounted units, base units and laminate work surfaces. Splash back tiles surrounding. Integrated electric oven and hob, with extractor fan over. Space for all further appliances.

## Bedroom

13'10 x 9'2 (4.22m x 2.79m)

Textured ceiling, plastered walls and fitted carpet flooring. UPVC double glazed windows to the rear elevation. Radiator. Space for wardrobes.

## Family Bathroom

7'9 x 6'0 (2.36m x 1.83m)

Plastered ceiling, tiled walls surrounding. Tiled flooring. P-shaped bath with mains operated shower over. Close coupled toilet. Pedestal wash hand basin.

## REAR

Secure parking facility and waste storage to the rear.

## COUNCIL TAX

Council tax band B.

## 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.

## 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

