



11 Neptune Road, Barry CF62 5BR £900 Per Month

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

An immaculately presented waterfront apartment. This third floor apartment comprises of a communal hallway, entrance hallway, open plan lounge / kitchen with uninterrupted views of the waterfront location, from both the living area and also the master bedroom. Two double bedrooms with en suite to the master bedroom and a bathroom. Further benefits are one allocated parking space, quick access to rail station, beaches, and Goodshed's development. The apartment benefits from UPVC double glazing throughout and gas central heating.

Minimum affordability £27,000 pa, Deposit £1038.00, Holding fee £207.00. Council tax band - C, EPC - B

- 1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



FRONT

Waterside views. Enclosed residential parking with one allocated parking bay. Composite door with intercom entry system to communal entrance. Stairs leading to the upper floors.

Communal Entrance

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Composite door with intercom entry system from enclosed residential parking area. Fitted carpet staircase rising to the upper floors.

Entrance Hallway

3'09 x 8'03 x 9'01 (1.14m x 2.51m x 2.77m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Front door leading to the communal hallway. Wooden doors leading to living / kitchen, bedroom one and two. Further wooden doors leading to the main bathroom and built in storage.

Living

9'05 x 13'00 (2.87m x 3.96m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows with uninterrupted waterside views. Through opening to kitchen. Storage cupboard housing a wall mounted combination boiler.

Kitchen

9'04 x 9'05 (2.84m x 2.87m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktop's and breakfast bar and upstands. Integrated four ring gas hob. Integrated fan assisted oven. Space for washing machine. Space for fridge freezer. Integrated cooker hood. Stainless steel sink. Wooden door leading through to the entrance hallway.

Bedroom One

8'09 x 15'06 (2.67m x 4.72m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with uninterrupted waterside views. Wooden door leading to a en-suite shower room. A further wooden door leading to the entrance hallway.

En- Suite Shower

4'07 x 6'07 (1.40m x 2.01m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Shower cubicle with thermostatically controlled shower overhead. Ceramic tiled splashback's. Wooden Door through to the master bedroom.

Bedroom Two

8'11 x 11'03 (2.72m x 3.43m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window's to the side and rear elevation's. Wooden door leading through to the entrance hallway.

Bathroom

6'05 x 6'11 (1.96m x 2.11m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Bath. Ceramic tiled splashbacks. Wooden door leading through to the entrance hallway.

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

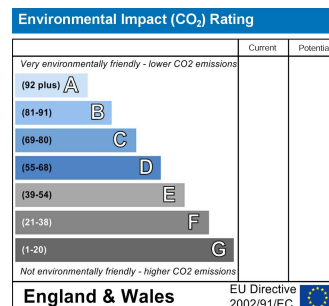
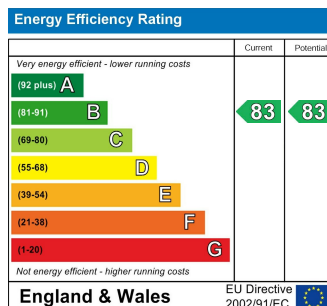
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.



www.ninaestateagents.co.uk

