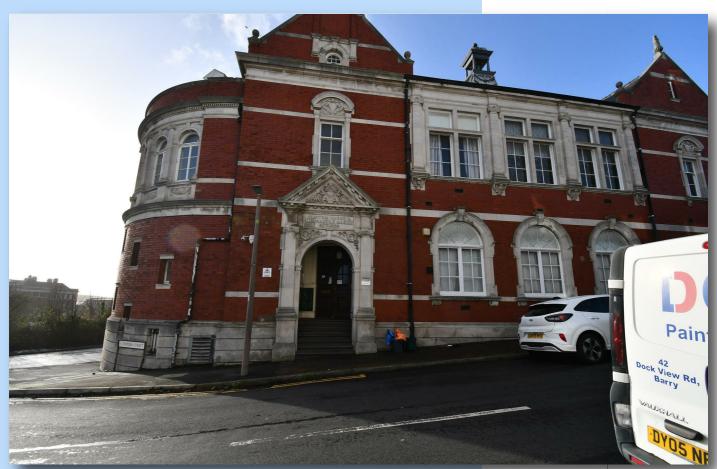


1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA 01446 736888 | enquiries@ninaestateagents.co.uk www.ninaestateagents.co.uk



## Flat 7 41 Dock View Road, Barry CF63 4AE

## 1 BEDS | 1 BATH | 1 RECEPT | EPC RATING

This first floor flat comprises of a communal hallway. lounge , kitchen with oven & hob, space for fridge/freezer. One double bedroom, bathroom with bath and overhead shower.

Gas central heating throughout, communal laundry room on ground floor.

Minimum affordability £21,750 pa, Deposit £836.00, Holding fee £167.00. Council tax band - B, EPC - C

1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation 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.



