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The Waters Edge The Knap, Barry CF62 6UD

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

****NO CHAIN**** This beautifully presented two bedroom ground floor apartment, offering stunning views overlooking The Knap beach. It boasts a double balcony with panoramic sea views across the Bristol Channel, providing a picturesque and serene setting. In close proximity to cafes and restaurants. Public transport links are nearby providing links across the Vale of Glamorgan.

This property features two spacious bedrooms, two modern bathrooms and a open plan living and dining area. The property has been recently decorated and newly fitted electric appliances. Benefitting from double glazing throughout. Allocating parking to the rear with a selection of visitors parking. Viewing is essential to appreciate.

MAINTENANCE FEES:- £62.50 half yearly ground rent. Maintenance half yearly £1246.63 Lease term 999 years from 2006 to 2024



FRONT

Purpose built pathways leading to communal entrance electric intercom entry system. Electric gates opening to the rear carpark. Panoramic sea views and garden views.

Communal Entrance

Front and rear doors. Wooden door opening to apartment.

Property Entrance

Plastered ceiling, plastered walls, carpet flooring. Intercom entry system. Side panel window obscured overlooking the rear. Doors to living area, bedrooms and family bathroom. Further doors to storage cupboard, one with plumbing for washing machine and one housing the water tank and boiler system.

Living/Kitchen/Dining

18'11 x 12'2 (5.77m x 3.71m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Aluminium picture window and door overlooking the balcony area with sea views across the Bristol channel and beyond. Radiator. Kitchen comprises: A range of wall mounted units, base units and work surface over. Integrated fridge/freezer, dish washer and electric oven with hob. Extractor fan over. Vinyl flooring.

Balcony Area

Enclosed balcony with stainless steel balustrade and glass inserts. Decked with space for pot plants and outdoor furniture. Double length and is one of the largest within the block.

Master Bedroom

13'2 x 11'1 (4.01m x 3.38m)

Plastered ceiling, plastered walls, carpet flooring, radiator. Aluminium picture window and door overlooking the balcony with sea views across the Bristol channel and beyond. Door to en-suite. Radiator.

En-suite

7'3 x 5'10 (2.21m x 1.78m)

Plastered ceiling with inset spotlights. Tiled and aqua panels to all walls. Double shower cubicle with mains operated shower over. Close coupled toilet. Pedestal wash hand basin with twin taps. Vertical towel rail heater.

Bedroom Two

13'0 x 9'7 (3.96m x 2.92m)

Plastered ceiling and plastered walls. Carpet flooring. Floor to ceiling aluminium window to the front with sea views. Radiator.

Family Bathroom

9'9 x 7'1 (2.97m x 2.16m)

Plastered ceiling with inset spotlights. Tiled walls. Vinyl flooring. Storage cupboard. Bath with mixer tap and shower attachment. Pedestal wash hand basin. Close coupled toilet. Towel rail heater.

REAR

Allocated parking and a selection of visitors parking. Doors with code entry leading to apartments.

COUNCIL TAX

Council tax band F.

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

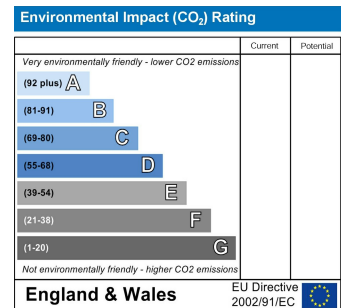
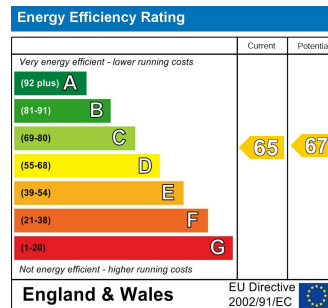
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.



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