



Wesleyan Church, High Street, Llanhilleth, NP13 2RB

£40,000

Council Tax Band A



**** NO CHAIN ** IDEAL BUY TO LET INVESTMENT ** EPC: C ****

Asset Estates are pleased to offer for sale this one bedroom flat situated on High street, Llanhilleth. This property briefly comprises; entrance, lounge, kitchen, bathroom, bedroom and storage cupboard.

This property would make an ideal buy to let investment, having been let recently the property has the required EICR, EPC, Gas Safety Certificate and hard wired & interlinked smoke alarms. The boiler and consumer unit are

Lounge

10'2" x 10'9" (3.12m x 3.34m)

Kitchen

11'1" x 7'9" (3.39m x 2.41m)

Bathroom

5'9" x 7'8" (1.8m x 2.38m)

Bedroom

7'7" x 10'2" (2.35m x 3.12m)

Tenure - Leasehold

We have been informed this property is leasehold, intending purchasers should make enquires with their solicitor. Ground rent: £50 payable every 6 months Service charges: £100 Management Fee £600 Estimated service charge for 2024 £500 Towards reserve fund Lease Start Date 05 Apr 2006 Lease End Date 01 Mar 3005 Lease Term 999 years from 1 March 2006 Lease Term Remaining 981 years

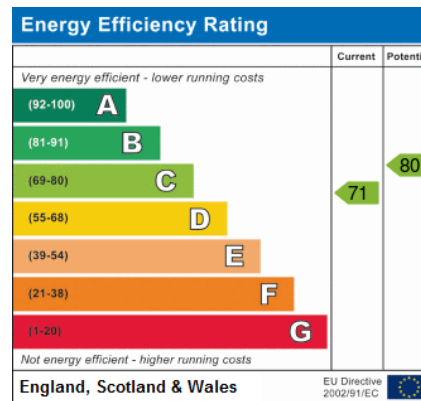
Services

Mains gas, electric, water and drainage

Council Tax

Band: A

EPC: C



Asset Estates Ltd

Abertillery

Call: 01495 211311

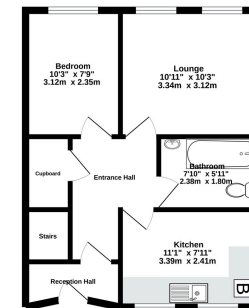
Web: www.assetestates.co.uk/

Email: info@assetestates.co.uk

No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.



Ground Floor
446 sq.ft. (41.5 sq.m.) approx.



AssetEstates
TOTAL FLOOR AREA: 446 SQ. FT. (41.5 SQ. M.) APPROX.
*ALL DIMENSIONS ARE APPROXIMATE AND BASED ON THE INFORMATION PROVIDED BY THE VENDOR. WE DO NOT GUARANTEE THE ACCURACY OF THESE DIMENSIONS. *FOR MORE INFORMATION ON THIS PROPERTY, PLEASE CONTACT US ON 01495 211311