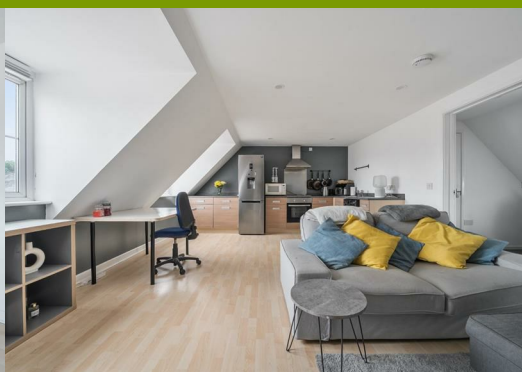


Halls 1845

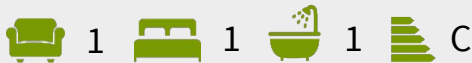
4 AFON WAY

LOWER CANAL ROAD NEWTOWN | POWYS | SY16 2JG



SECTION 106 One bedroom second floor apartment with allocated parking space and visitor parking area. The property has intercom entry system, double glazing and gas fired central heating. The accommodation comprises communal entrance hall with stairs to second floor landing, open plan living accommodation with fully fitted kitchen with fridge freezer and washing machine, double bedroom and shower room. The apartment is subject to a local needs section 106. Please contact the office for further details.

Asking Price £75,000



- One-bedroom, second-floor apartment
- Allocated parking space
- Local Needs Section 106 applies
- Gas-fired central heating

SITUATION

The property is situated in the market town of Newtown, Powys. Newtown offers a wide range of everyday amenities, including shops, cafés, restaurants, schools and leisure facilities, while excellent road and rail connections provide convenient access to surrounding towns and cities. The town is located close to the River Severn and is surrounded by the countryside, offering residents the convenience of town amenities and the serenity of the surrounding countryside.



ACCOMMODATION

The apartment is approached by way of a communal entrance door with intercom entry system, stairs lead up to the third floor .

A bright and versatile open-plan living space, thoughtfully designed for modern living and entertaining. The fully fitted kitchen features a comprehensive range of wall and base units, complemented by practical laminate work surfaces and a stainless-steel sink and drainer. Integrated appliances include an electric hob and oven, washing machine and fridge freezer.

The adjoining lounge and dining area provides a welcoming space for both relaxation and entertaining, with wood-effect laminate flooring extending throughout. Recessed spotlights complete the contemporary finish.

A well-proportioned double bedroom leading from the open-plan living accommodation, featuring a double-glazed rear-facing window. Enjoying elevated views overlooking the town and the surrounding area beyond, the room offers a peaceful and pleasant outlook.

Leading directly from the master bedroom, the shower room is fitted with a walk-in shower, low-level WC and wash hand basin. A useful storage cupboard houses the gas-fired Ariston combination boiler, providing additional practicality and convenience.

EXTERNALLY

The property has one allocated parking space and shared visitor parking area



SERVICES

Mains electricity, water, drainage and gas central heating are connected at the property.
None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'B'

TENURE

Leasehold. Purchasers must confirm via their solicitor.

DIRECTIONS

Postcode for the property is SY16 2JG

W h a t 3 W o r d s R e f e r e n c e i s
///paying.butchers.landowner

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.



ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

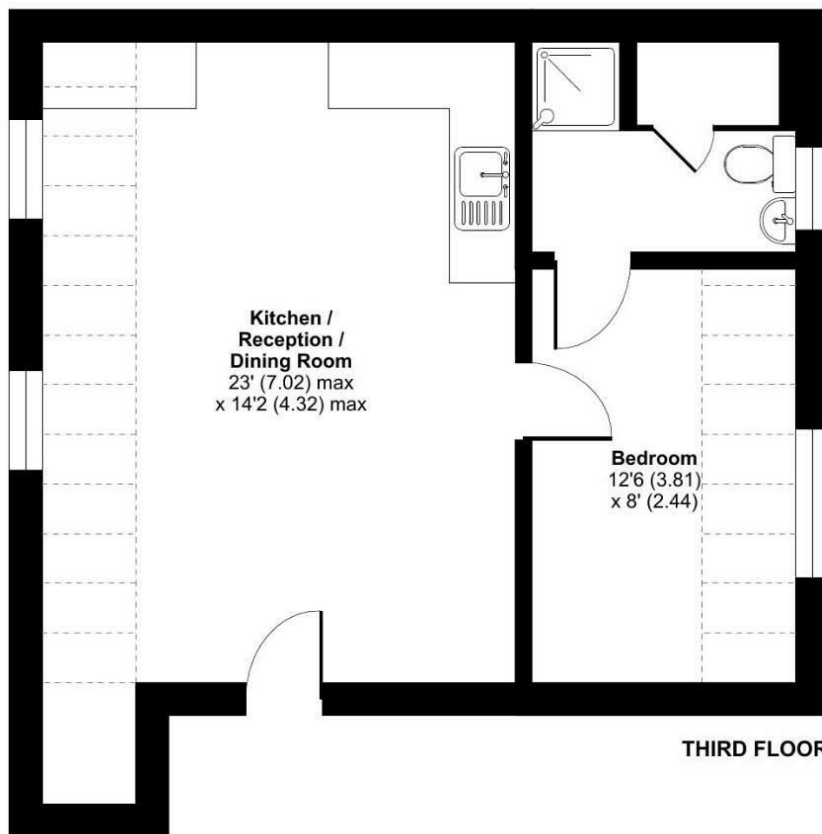
ADDITIONAL CHARGES / LEASE TERM

Ground Rent £100 pa
Insurance £400 pa
Maintenance £650pa

Lease Term - 999 years from 1st December 2004

Approximate Area = 351 sq ft / 32.6 sq m
 Limited Use Area(s) = 89 sq ft / 8.3 sq m
 Total = 440 sq ft / 40.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
 Produced for Halls. REF: 1514640



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@halls.gb.com

www.halls.gb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch