

Apt 18, Ty Capstan Rhodfa'r Gwagenni, Barry  
£149,000



## Apartment 18

Ty Capstan Rhodfa'r Gwagenni, Barry

Modern two bedroom second floor apartment on Barry Waterfront with open-plan living, balcony with water views, en-suite, family bathroom, secure entry, double glazing and one parking space. Ideal for first time buyers or investors alike!

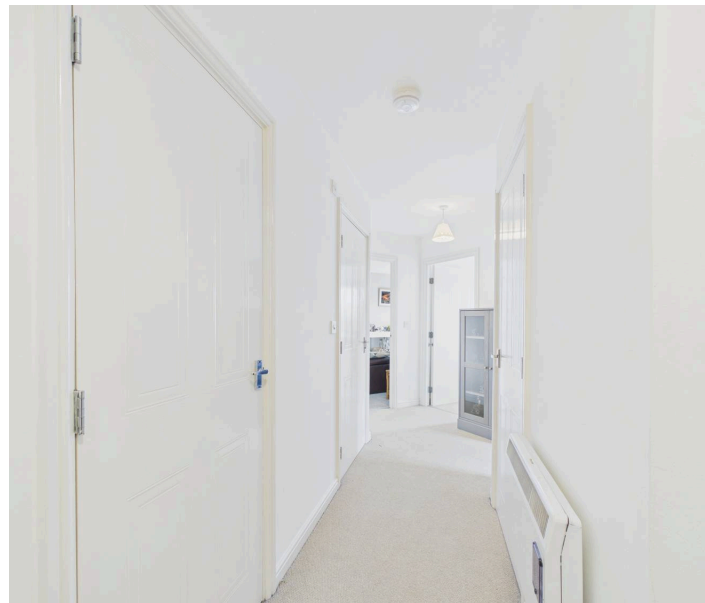
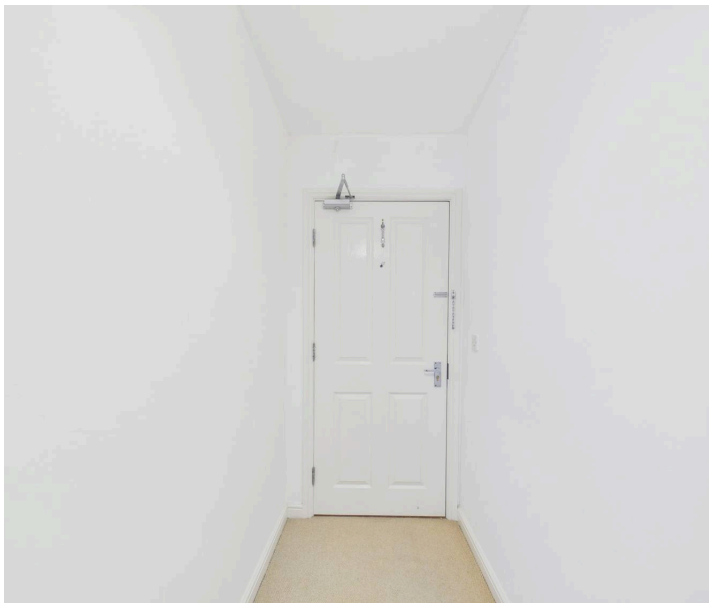
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- BARRY WATERFRONT LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- SECOND FLOOR - TWO BEDROOM APARTMENT
- OPEN PLAN KITCHEN/DINER/LOUNGE
- BALCONY WITH WATER VIEWS
- EN-SUITE TO PRIMARY BEDROOM PLUS AN ADDITIONAL FAMILY BATHROOM
- ELECTRIC STORAGE HEATING
- ONE ALLOCATED PARKING SPACE
- EPC TBC





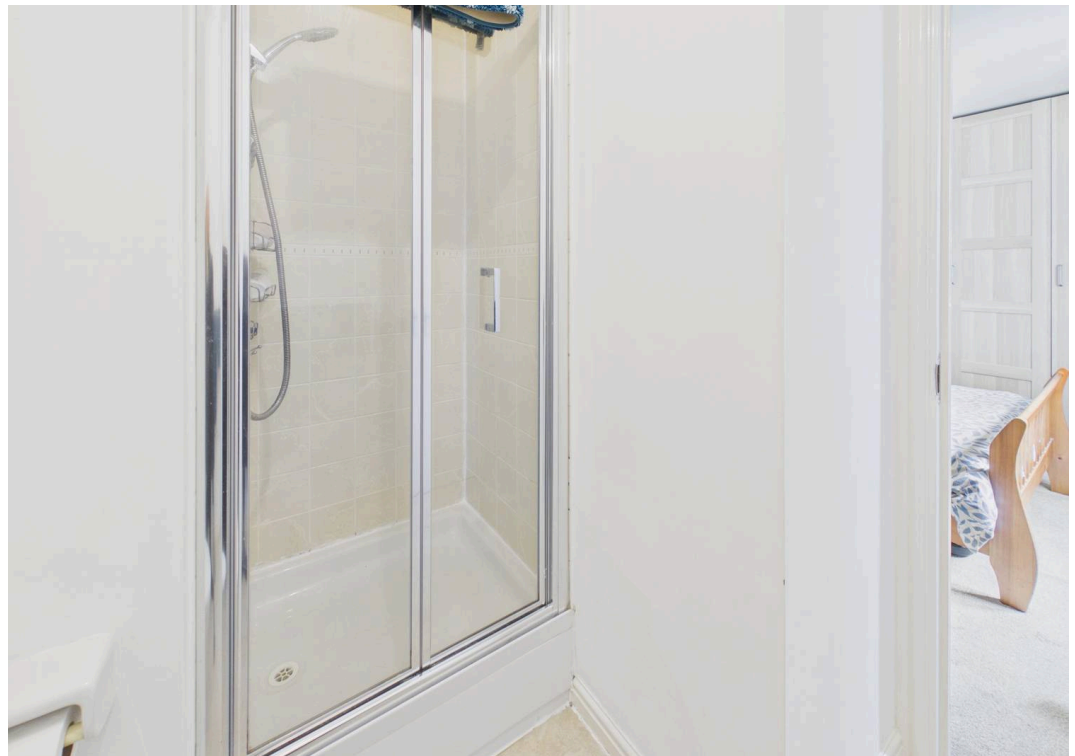
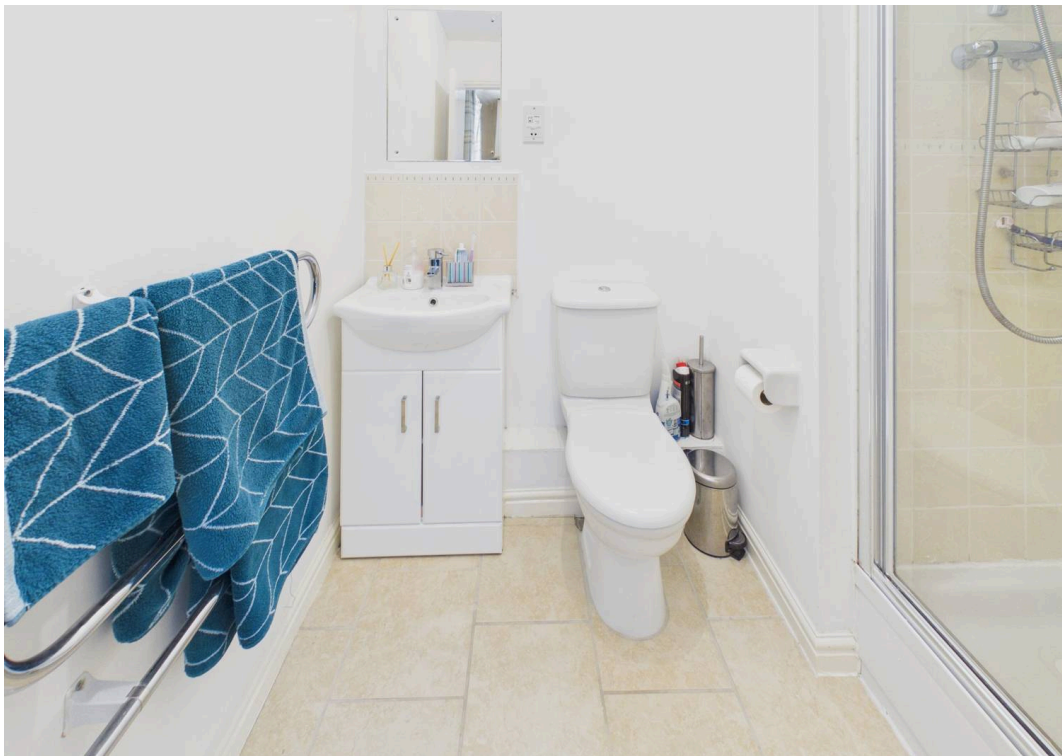
### **Lease/Service Charges/Ground Rent**

There are 105 years remaining on the lease. The service charge is £2456,70 per annum (approx). This is payable to West Quay Property Management. A bill is issued 6 monthly for the service charge (approx £1228.35 every 6 months). Ground rent of £150 is also payable per annum.

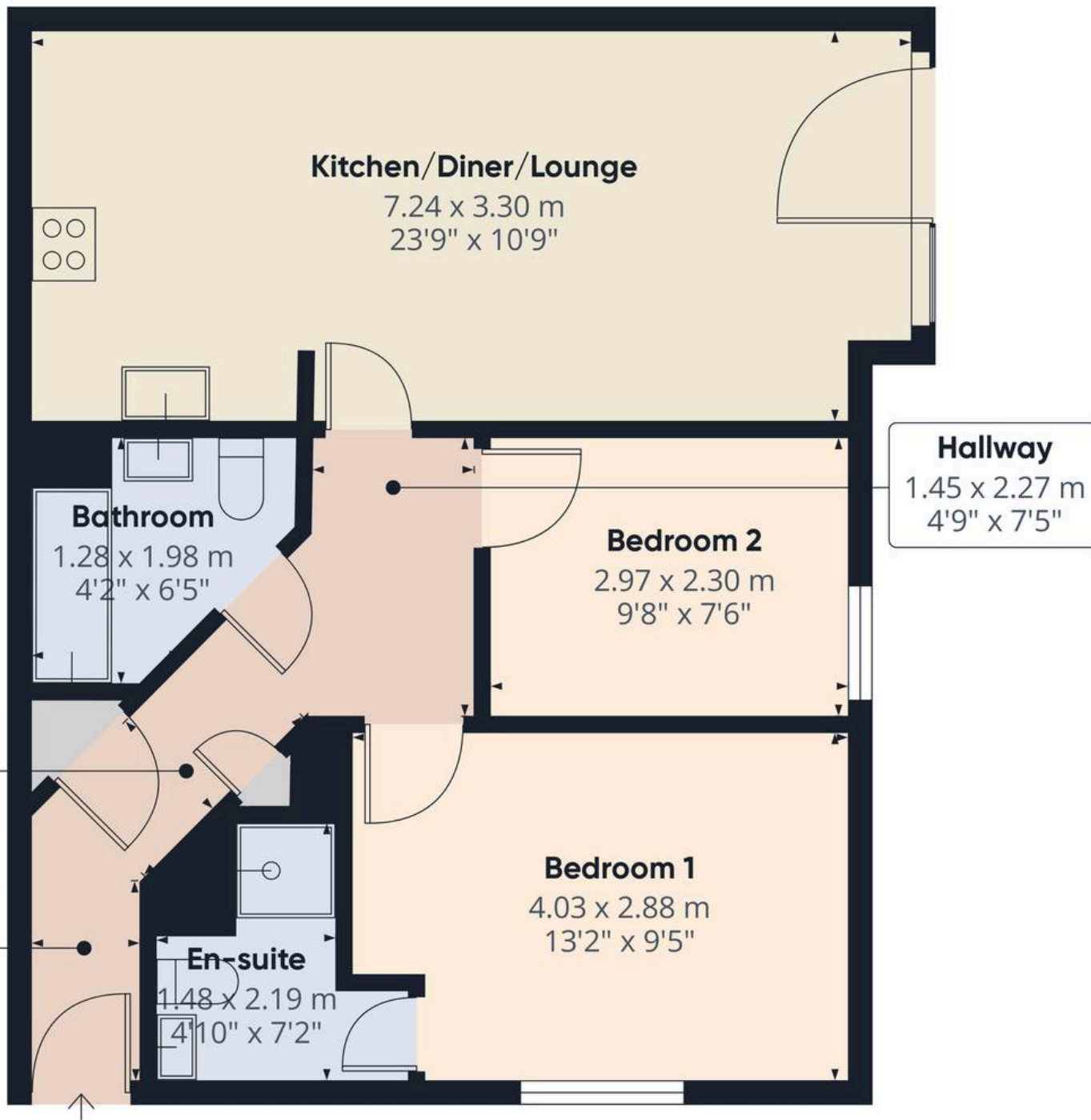












Approximate total area<sup>(1)</sup>

56.8 m<sup>2</sup>  
611 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Chris Davies Estate Agents

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