

11 Heol Broadland

Barry, Barry

Modern two bedroom apartment located on the old Barry Waterfront development. Featuring a spacious lounge, fitted kitchen, modern bathroom, gas central heating and two allocated parking spaces. Near excellent schools, local amenities, transport links, Goodsheds and Barry Island beach!

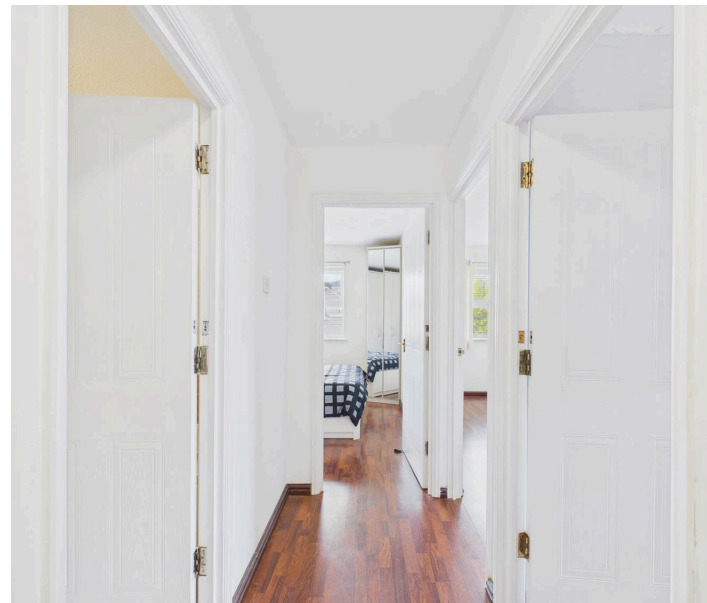
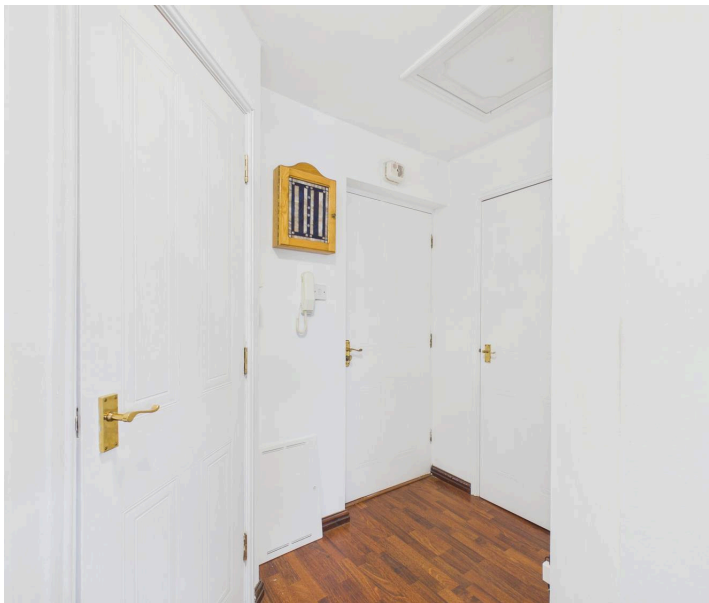
Council Tax band: C

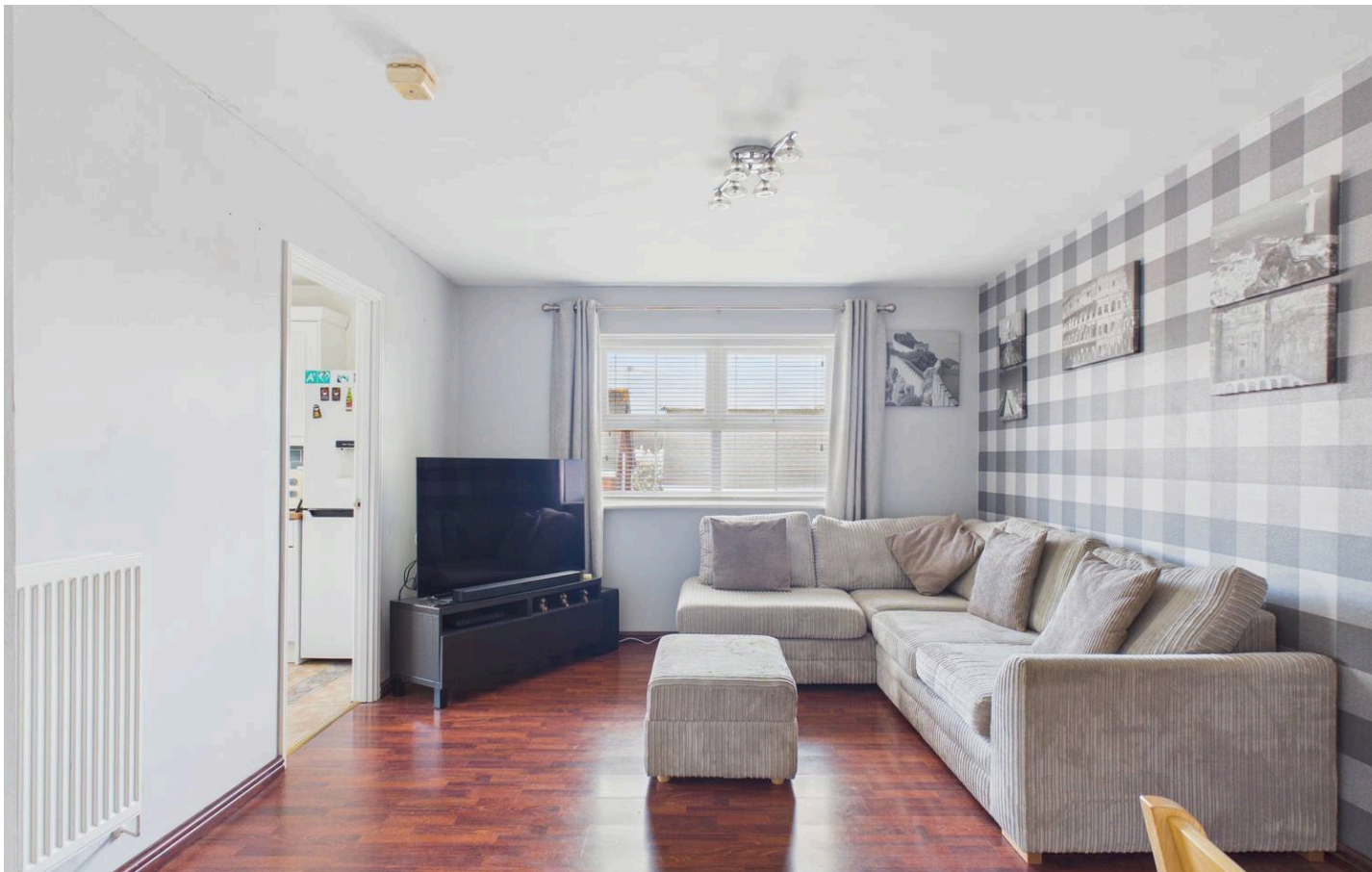
Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

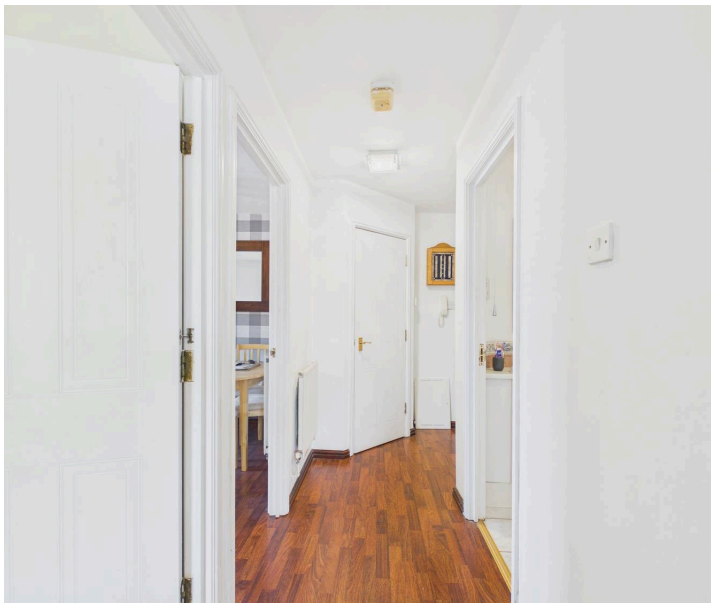
- TWO BEDROOM SECOND FLOOR APARTMENT
- OLD BARRY WATERFRONT LOCATION
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- GAS CENTRAL HEATING
- SPACIOUS LOUNGE
- SEPARATE MODERN FITTED KITCHEN
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES
- EPC TBC





Lease/Service Charges/Ground Rent

There are 98 years remaining on the lease. A service charge of £1600 per annum is payable to First Port Property Management (billed 6 monthly). Ground rent of £130 per annum is payable to E&M Ltd (billed 6 monthly).

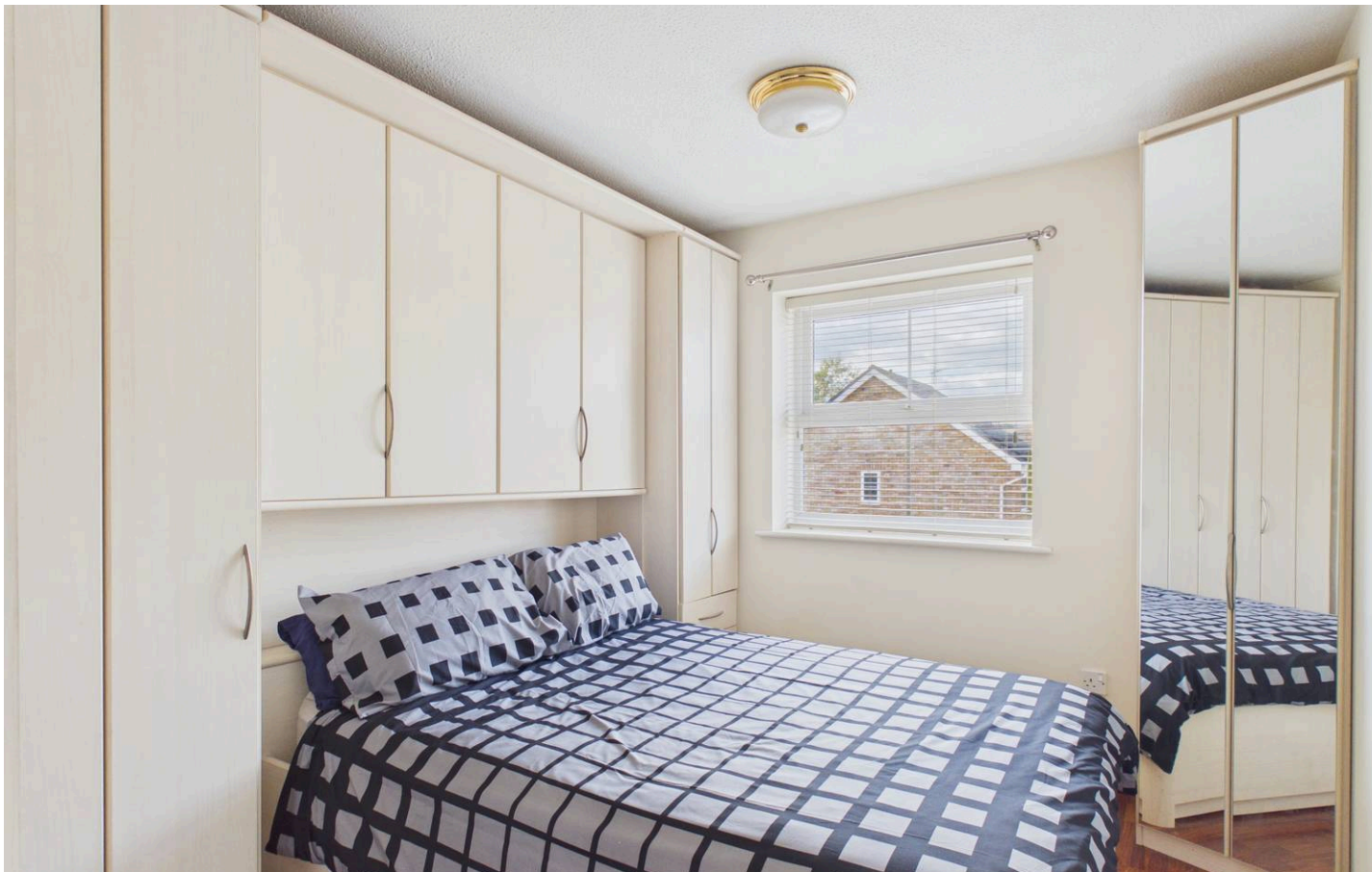




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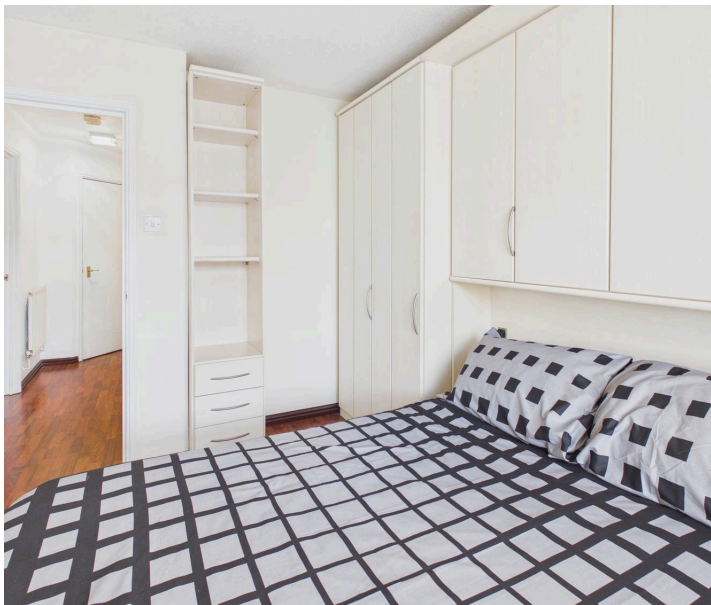




ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces.







Hallway
2.42 x 1.28 m
7'11" x 4'2"

Bathroom
1.68 x 1.89 m
5'6" x 6'2"

Bedroom
2.64 x 3.36 m
8'7" x 11'0"

1.08 x 2.04 m
3'6" x 6'8"

Bedroom
2.81 x 3.11 m
9'2" x 10'2"

Living Room
5.13 x 3.56 m
16'9" x 11'8"

Kitchen
2.20 x 3.10 m
7'2" x 10'2"

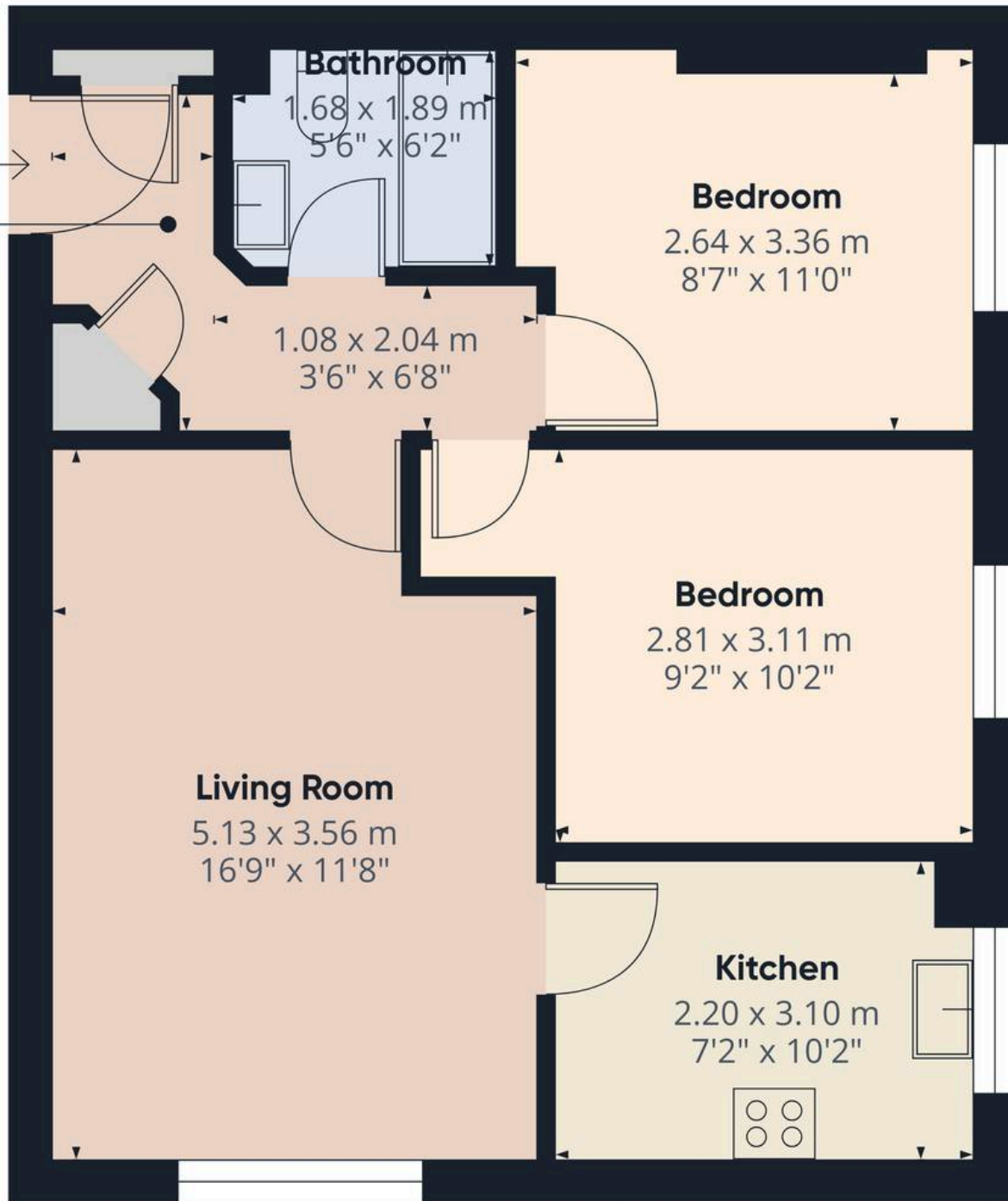
Approximate total area⁽¹⁾

51.3 m²
551 ft²

(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





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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.