



21 Aneurin Bevan Court, Pontypool, NP4 6LW

Asking price £75,000



Welcome to this charming retirement flat located in the serene setting of Aneurin Bevan Court, Pontypool. This delightful property offers a wonderful opportunity for those over 60 seeking a comfortable and secure living environment. With a 70% share available through HEDYN, this first floor flat presents an excellent chance to invest in your future.

Situated in Pontypool, you will find yourself surrounded by picturesque landscapes and a friendly neighbourhood. The area boasts a range of local amenities, ensuring that you have everything you need within easy reach.

This retirement flat is not just a property; it is a place to enjoy your golden years in comfort and peace. If you are looking for a welcoming home in a supportive community, this flat at Aneurin Bevan Court could be the perfect choice for you. Do not miss out on this fantastic opportunity to secure your future in a delightful setting.



MAIN DESCRIPTION

A well-located retirement first floor flat offered with no onward chain, exclusively for residents aged 60 and over. Situated close to the town centre, with easy access to bus routes and excellent road links, this property provides a convenient lifestyle in a popular residential area.

Accessed via a private entrance with stairs leading to the accommodation, the property comprises a bright and spacious lounge with dual aspect windows to the side and rear, allowing in plenty of natural light. The fitted kitchen offers a range of base and wall units, work surfaces, and space for appliances.

There are two bedrooms, alongside a modern wet room featuring a shower enclosure, pedestal wash hand basin, low-level WC, window, and a cupboard housing the hot water tank.

Residents also benefit from the use of a communal laundry room within the complex.

This is an excellent opportunity to downsize or retire in comfort and convenience. Early viewing is recommended.

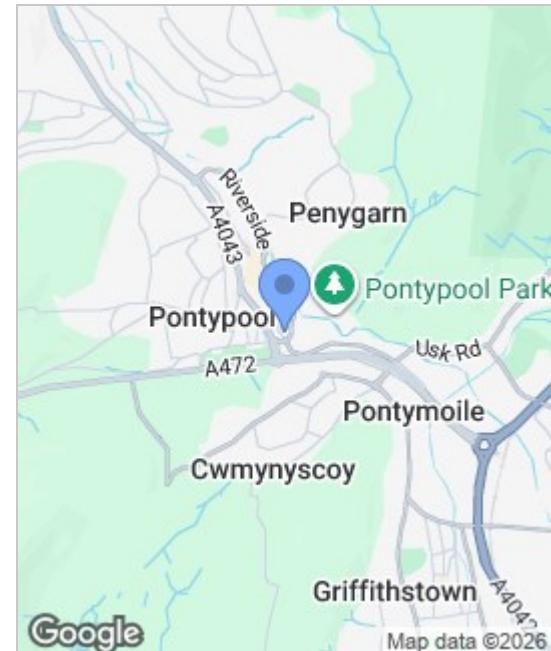
The property is offered for sale as 70% shared ownership with Hedyn who manage the development.

TENURE: LEASEHOLD £204.24 PCM PAYABLE TO HEDYN

COUNCIL TAX BAND: A

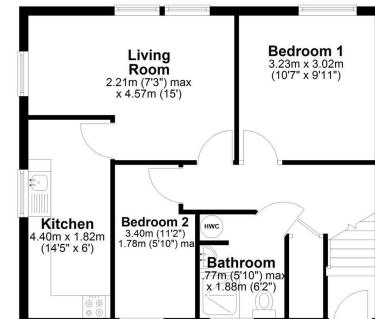
NB: One2One Estate Agents have been advised by the seller of the details pertaining this property. It

is the buyer's responsibility to determine council tax band and tenure along with any exceptions, reservations, charges, restrictive covenants, and any other matters that affect the land. In this regard, all buyers are encouraged to seek legal representation and obtain professional advice prior to purchase.



First Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



Total area: approx. 53.2 sq. metres (572.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Nor energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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