

Payton
Jewell
Caines



St John Court Newcastle Hill, Bridgend,
Bridgend County. CF31 4EY

£99,000

 PAYTON
JEWELL
CAINES

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One bedroom GROUND FLOOR FLAT comprising lounge/kitchen/diner, bathroom, hallway, bedroom and off road parking. The property is offered for sale with NO ONGOING CHAIN. Ideal first time or investment purchase.

£99,000 - Leasehold

- One bedroom ground floor apartment
- Large lounge/kitchen/diner
- No ongoing chain, Council tax band - B
- Communal gardens /Allocated parking space
- Close proximity to Bridgend town centre, EPC - D
- Low monthly maintenance charge



DESCRIPTION

Introducing this one bedroom ground floor flat comprising open plan kitchen/lounge/diner, bedroom, bathroom, hallway and off road parking.

St John's Court was previously a chapel building, now comprising of six privately owned flats, and is a Grade 2 listed building.

The car park is accessed via a private driveway, with an allocated parking space for the property.

Situated in a private courtyard, the property is approximately a 3 minutes walk from Bridgend town centre with all amenities, facilities and main line train station. Ideal first time or investment purchase.

ENTRANCE

Via wooden part glazed door into the communal entrance. Access via wooden door leading into the entrance hallway of the flat finished with emulsioned ceiling and walls, coving, centre light, two large storage cupboards, electric heater, skirting and light oak laminate flooring. Intercom. Doors leading off.

BEDROOM (12' 3" x 11' 5") or (3.73m x 3.48m)

Papered and emulsioned ceiling, centre light with ceiling rose, coving, emulsioned walls, electric heater, PVCu window overlooking the front courtyard with blinds and curtain pole to remain, skirting and fitted carpet.

OPEN PLAN KITCHEN/DINER/LIVING (23' 1" x 11' 1") or (7.03m x 3.39m)

Papered and emulsioned ceiling, ceiling rose, coving, emulsioned walls, large PVCu window overlooking the front of the property with fitted blinds and curtain pole and window overlooking the side of the property, skirting and laminate flooring.

A range of wall and base units in light wood effect with complementary work surface. Stainless steel single bowl sink and drainer with chrome mixer tap. Built in electric oven with electric hob and overhead extractor. Integrated fridge/freezer. Washer/dryer.

BATHROOM (6' 4" x 5' 9") or (1.94m x 1.76m)

Papered and emulsioned ceiling, centre light, extractor fan, fully tiled walls, tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and bath with chrome taps and wall mounted electric shower.

OUTSIDE

Allocated parking space to the front of the property. Communal pathway and BBQ area to the side of the property.

HEATING & HOT WATER

Timed night storage heaters/timed water emersion heater. Current supplier dual rates per Kwh: Daytime 31.08p, Night time 9p, Standing Charge 49.87p. (Information supplied by the vendor).

Water: Water meter



NOTE

Leasehold

Lease Term: 999 years from 9 February 1990


Ground rent: Peppercorn rent

Service charge: £30 per month

Freehold: Owned entirely by the flat owners. One equal share each.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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