



GRAND HOTEL APARTMENT, BORTH, SY24 5HY

£95,000 ASKING PRICE

Boasting sea views and overlooking the blue flag beach of Borth, this first floor apartment is an ideal holiday home or a step onto the property ladder.

The property comprises of one double bedroom, lounge/ dining room, kitchen/ dining room and bathroom/ WC. In addition, the property benefits from electric heating throughout and UPVC double glazing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR SALE



LOCATION

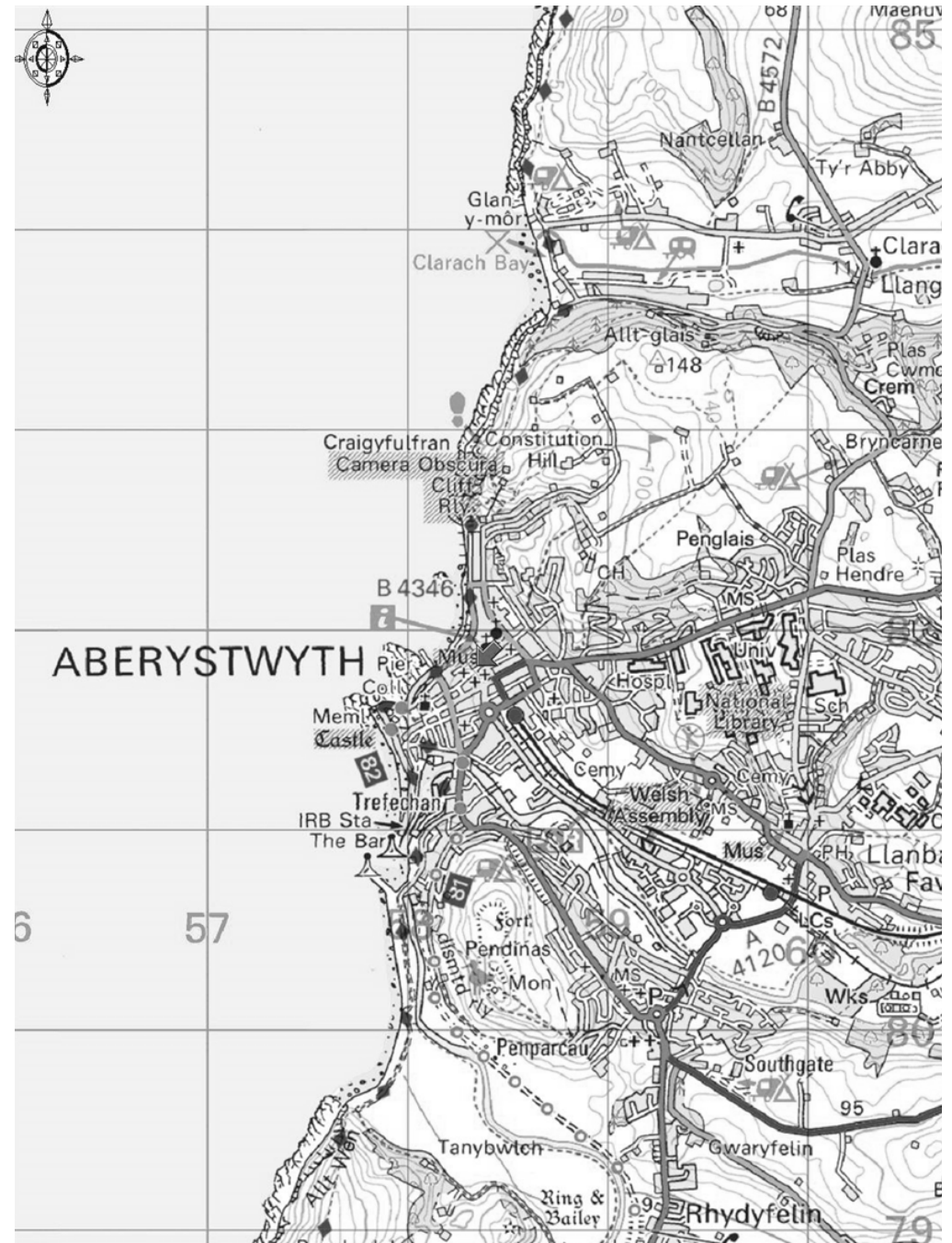
The property is situated on Cambrian Terrace, in close proximity to Borth high street. There is easy access to public transport links as Borth Station is just a short walk away. Borth is situated some 7 miles North of the University town of Aberystwyth.

CONSTRUCTION

The whole property is over 100 years old and constructed of stone and brick in a typical Victorian style with bay windows under a slated roof. The property benefits from UPVC glazing throughout as well as electric storage heating.

AGENT COMMENTS

The property has been let successfully for over 20 years and could do with some modernisation. It is a bright and spacious flat in a superb location and would ideally suit an investor, first time buyer or someone looking to downsize.





ENTRANCE HALLWAY

Front entrance door, leading to reception hall. Access to all stairs.

FIRST FLOOR

Access to Flat 2, first floor.

INNER HALLWAY

Access to Lounge/ dining area and kitchen.

LOUNGE

Bay window to front boasting sea views. Carpet, Storage heater.

BEDROOM 1

Radiator, window to the rear. built in cupboard with immersion tank. Carpet.

KITCHEN / DINING AREA

Lino flooring. Fitted units with single bowl, built in oven and hob.

HALLWAY

Access to shower room and bedroom

SHOWER ROOM

Shower cubicle with electric shower. White sanitaryware to include sink and toilet. Lino.

EXTERNALLY

There is no outside space.

SERVICES

Chain | No chain
Tenure | Leasehold
(990 years from 2014)
Ground Rent | £1
Service Charge | £400-600 per annum

Heating | Electric Heating
EPC | 74(C)
Electric | Mains
Water | Mains
Sewerage | Mains
Telephone | BT
Tax Band | Band B £1,476.05 2023/24





PHOTOS

Photos used have been taken July 2023.

VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

T | 01970 625333

E | mail@philipevans.com

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