



## 35 Clos Gwaith Dur, Ebbw Vale, NP23 6EP

£117,000 Leasehold

Two Bedroom Flat • En-suite • Two Parking Spaces • Popular Location • Open Outlook • Ideal First Time Purchase



1 Bethcar Street, Ebbw Vale, Gwent, NP23 6HH  
Tel: 01495 302301 Email: [ebbwvale@bidmeadcook.co.uk](mailto:ebbwvale@bidmeadcook.co.uk)  
[www.bidmeadcook.co.uk](http://www.bidmeadcook.co.uk)

A two bedroom, fourth floor flat having accommodation comprising a shared main entrance leading to the entrance hallway, open-plan living/dining/kitchen area, bathroom and en-suite shower room to the main bedroom. The property benefits from double glazing, an electric heating system and two allocated parking spaces. The property is in a sought after location due to its proximity to the train and bus station and Ebbw Vale town centre. Early enquiries recommended.

Agents Note: We are advised this property is Leasehold. A 999 year lease commencing April 2010. The current Ground Rent is £75 per quarter. Ground Rent Review Period: Annually, during April. The current Service Charge is £155 per month. Service Charge Review Period: Annually during April.

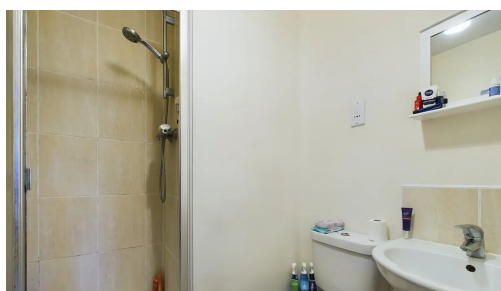


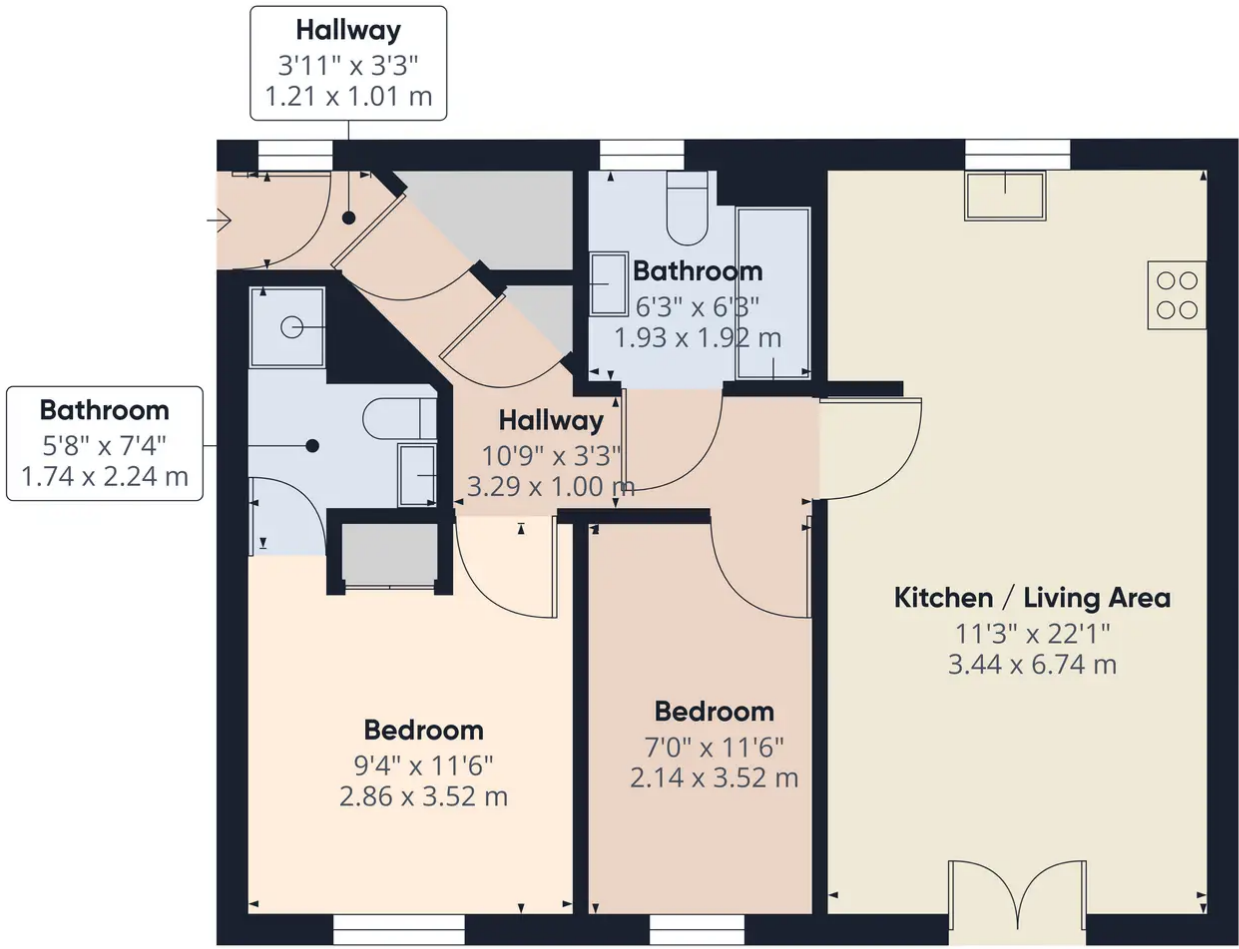
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Approximate total area<sup>m</sup>  
596.02 ft<sup>2</sup>  
55.37 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contain within. These details do not constitute any part of any offer or contract. Bidmead Cook and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bidmead Cook or the vendors. Equipment: Bidmead Cook has not tested the equipment or central heating system mentioned in these particulars and the purchaser are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc. The Laws of copyright protect this material. Bidmead Cook is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Bidmead Cook is a trading name of trading name of BC Acquisition Ltd. Registered in England No.14967217