



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Flat 1, 31 Eastgate Aberystwyth, SY23 2AR



- Town centre location • A one bedroom apartment • With a long leasehold • Spacious centrally heated accommodation • Convenient position to all amenities • Short walk from Promenade and Railway Terminus • EER = 68 •



£99,000

Aberystwyth Office 01970 625 020 aberystwyth@morrismarshall.co.uk

General Remarks & Situation The property is situated in a convenient position to the towns main shopping street, amenities and only a short walk from the promenade and Railway Terminus. Aberystwyth is a University town, the main administrative centre for North Ceredigion and a popular coastal town which provides a wide range of shopping, leisure, business and educational facilities, all of which are within easy reach of the property.

The Residence Traditional stone wall with painted rendered elevations under a pitched slated roof. Converted some 8 years ago to provide a commercial unit of the ground floor and two self contained units on the upper floors.

Accommodation Communal entrance door to

Communal Hallway With staircase to First Floor

Central Landing

Flat 1 Private entrance door to

Reception Hall

Lounge 17'8 x 13' (5.38m x 3.96m) With feature fireplace, two radiators, dual aspect and double doors to

Bedroom 13'5 x 12'4 (4.09m x 3.76m) With radiator and window to front

Kitchen/Dining Room 12'4 x 10'9 (3.76m x 3.28m) With a range of modern fitted base & eye level units, stainless steel sink unit, 4-ring ceramic hob, built-in electric oven, plumbing for washing machine, radiator, tiled floor and wall mounted Worcester gas boiler which provides for central heating and domestic hot water.

Bathroom Comprising panelled bath with shower over, WC, pedestal wash basin.

Tenure Leasehold, of 125 years, with 8 years expired, subject to an annual Service charge and Ground Rent.

Services All mains services are connected to the property. Gas central heating. Hot water via a gas fired combination boiler. None of the services, appliances, central heating system, chimneys flues & fireplaces have been checked and no warranty is given by the agents

Outgoings Council Tax Band (B)

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Viewings Strictly by appointment through the Selling Agents Aberystwyth office 01970 625020

Directions From our Office, turn left along Terrace road, turn left onto North Parade, turn right into Baker Street and then turn left onto Eastgate Street. Proceed up Eastgate Street, passing the garage on the right, continue past the left hand junction and the property is on the left.

Energy Performance Certificate A full copy of the EPC is available on request

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref: Aberystwyth Office, 01970 625020
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MMP Survey Department If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.