

MARLOES, FLAT 10 TY CRICCIETH, CRICCIETH

DEPOSIT: £425 PRICE £85,000

£50.00 CREDIT CHECK PER APPLICANT

REFERENCE: 22290



- ONE BEDROOM FLAT
- GROUND FLOOR
- PARKING SPACE

- POPULAR LOCATION
- VIEWING ESSENTIAL
- EPC RATING E-47

DIRECTIONS

From our Porthmadog office turn left and follow the road for approximately five miles into Criccieth. The converted chapel can be found on the right before the Prince of Wales public house.

In Brief

A nicely presented one bedroom ground floor apartment located in a historic Grade II listed church within the popular and highly sought after seaside town of Criccieth within easy walking distance of the High Street and beach.

Modern interior with plenty of characterful features. There is electric heating and glimpses of the sea and mountains from the lounge and bedroom windows. Viewing is highly recommended in order to appreciate this quirky ground floor apartment.

Entrance Hall

Smoke detector. Airing cupboard housing hot water cylinder.

Open Plan Lounge /Kitchen

Lounge Area 3.85m x 3.55m (12'8" x 11'8")

TV point. Telephone point. Electric wall mounted heater.

Kitchen Area 2.33 x 2.37m (7'8" x 7'9")

Wall and base units with matching worksurfaces. Stainless steel sink unit with mixer tap. Integral oven, hob and extractor hood. Integral fridge/freezer. Integral washer/dryer.

Bedroom One 3.03m x 3.42m (9'11" x 11'3")

Electric wall mounted heater.

Bathroom

Low level wc. Wash hand basin. Bath with overhead electric shower. Heated towel rail.

Outside

Allocated parking space. Communal garden and grounds.

Agents Note

Occupancy Restrictions - A S106 Local Occupancy clause and Affordable Housing Restriction apply. The occupancy document is available to bona fide enquirers upon request from our Porthmadog office. The tenure is leasehold with a share of the freehold. No ground rent is payable.

Service Charge

The current service charge is £163 per month. This will be reduced once adequate funds have been obtained to pay for re-pointing, new guttering. The new owner will have the option of joining the Ty Criccieth Management Committee.

Tax Band

The property is believed to be in Band A. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			
England & Wales		EU Directive 2002/91/EC	

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