



Aberystwyth

£99,000



Stylish apartment with a mere minute walk being the only separation between you and the cultural centre of Aberystwyth town. Maintaining some of its original character, this apartment is extremely well lit, spacious and is perfect for anyone looking to be near all local businesses and amenities.

- STYLISH 1 BED APARTMENT
- SUITS FIRST TIME BUYERS OR INVESTMENT
- 100 YARDS TO SEAFRONT
- TOWN LOCATION
- HEATED VIA GAS CENTRAL HEATING
- EXTENDED LEASEHOLD 99+
- COUNCIL TAX BAND 'B'

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

sales@alexanders-online.co.uk
www.alexanders-online.co.uk
Call **01970 636000** to arrange a viewing



FLAT 1 EASTGATE

Located in a prime location, Number 1 Eastgate is a homely apartment that maintains original character and has been perfectly adapted for modern living. Close to local amenities and nature walks that struggle for comparison, almost everything you could want is within close reach with a mere minute walk being the only separation between you and the cultural centre of Aberystwyth town.

PROPERTY COMPRISES

Property is entered from communal entrance with stairs to first floor and entrance to apartment.

HALLWAY

7' 6" x 5' 1" (2.30m x 1.57m) On entering the property, you are greeted by tall ceilings and ample space to the adjoining rooms. Communicating doors to Lounge, Kitchen/Diner, Bathroom and storage cupboard.

LOUNGE

17' 7" x 12' 11" (5.38m x 3.96m) A spacious and airy room, flooded with natural light from the large windows overlooking the front and side of the property. Neutrally decorated with white wooden effect vinyl flooring. The fireplace provides not only a charming focal point, but makes this room the warm welcoming heart of the apartment.

KITCHEN/DINER

12' 4" x 10' 9" (3.76m x 3.28m) This lovely kitchen is neutrally painted and has a tiled floor. Fitted with a range of traditional style wooden base and eye level units. The kitchen has a 1 1/2 bowl, single drainer and stainless steel sink with mixer tap over. In terms of fixtures and fittings, there is a space suitable for free standing fridge freezer and this room comes equipped with an integrated four burner electric cooker with oven and grill below. Extractor hood above. For added practicality, there is also tiling to water sensitive areas, and a window overlooking the side of the property lets in natural light. Space for dining table and chairs for 6 people. Space and plumbing for washing machine.

MASTER BEDROOM

13' 5" x 12' 4" (4.09m x 3.76m) Spacious master bedroom with light and views coming from the wall to ceiling window. Neutrally painted, this room is the perfect canvas, needing only your time and personal flair to make something uniquely yours. Communicating double doors into the lounge.

BATHROOM

8' 1" x 6' 2" (2.48m x 1.89m) Pedestal hand wash basin, low flush WC and panelled bath tub with shower unit above. Window to side.





LEASE INFORMATION

Leasehold is 99+ and can be extended. Ground rent £50 a year.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2019 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

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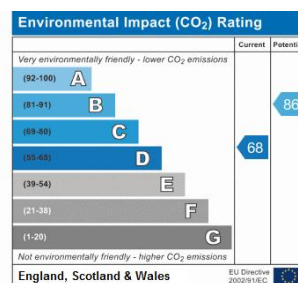
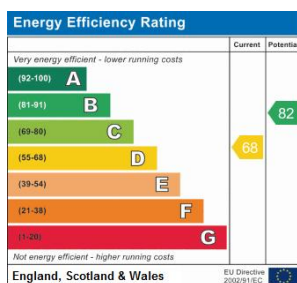




Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.



Local Authority

Ceredigion County Council

Council Tax Band

B

Energy Efficiency Rating

68

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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