



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

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## 11 Valentine Court Llanidloes, SY18 6QP

- First floor apartment in town centre location • Situated just off the main street and close the towns' amenities • Newtown 14 miles. Aberystwyth 32 miles • Telephone intercom system. The property is serviced by a lift. Double glazed • Spacious accommodation comprising open plan kitchen/lounge, 2 bedrooms, ensuite shower room, bathroom • Communal parking • Ideal investment/owner occupation/retirement/disabled requiring a lift • Energy Efficiency Rating = B(83) •



## Asking price £135,000

Llanidloes Office 01686 412567 [llanidloes@morrismarshall.co.uk](mailto:llanidloes@morrismarshall.co.uk)

**Accommodation:**

**Ground floor:**

**Communal Entrance Hall** staircase and lift to first floor

**First floor:**

**Entrance Hall** entrance door, telephone intercom system, cupboard housing the underfloor central heating controls

**Lounge/Kitchen** 6.14 x 4.63 (20'2" x 15'2") including bay window, double doors to hall, carpeted and tiled floor, 3 floor to ceiling windows to hall. Kitchen with wall & base units, worktop surfaces, stainless steel sink unit, built in oven & 4-ring hob, stainless steel splashback, integrated fridge/freezer, washing machine/drier, wall mounted gas fired central heating boiler, inset ceiling lights, underfloor heating thermostat



**Bathroom** 2.22 x 1.89 (7'3" x 6'2") with white suite comprising panelled bath, pedestal wash basin, w.c., tiled floor, tiled walls



**Master Bedroom** 4.42 x 3.07 (14'6" x 10'1") with thermostat for underfloor heating

**En Suite Shower Room** with glazed curved shower cubicle, w.c., pedestal wash basin, fully tiled walls, tiled floor



**Bedroom 2** 3.15 x 2.77 (10'4" x 9'1") with thermostat for underfloor heating

**Outside:**

Communal parking. The apartment is also adjacent to the town's council car park.

**Services:**

Mains gas, electricity, water & drainage connected

Gas fired underfloor central heating

**NB** The services, flues and appliances have not been tested and no warranty is provided with regard to their condition

**Tenure:**

Leasehold. 999 lease from the 28th March 2011. An annual service charge and ground rent payable - further details available from the agents

**Council Tax:**

Band 'B' (online enquiry)

**Energy Performance Certificate:**

A full copy of the EPC is available on request or by following the link below:  
<https://www.epcregister.com/direct/report/8331-7926-6890-1455-4906>

**Money Laundering Regulations:**

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

**Mortgage Services:**

If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

**MMP Survey Department:**

If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying 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 - Robert Thomas MRICS (Tel 01970 625020)

**Website:**

To view a complete listing of properties available For Sale or To Let please view our website: [www.morrismarshall.co.uk](http://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.

**To View:**

By arrangement with the agents

**MORRIS MARSHALL & POOLE**

**01686 - 412567**  
06/19 AHT