

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



Flat 1, 31, Eastgate, Aberystwyth SY23 2AR

Offers in the region of £99,000

Spacious 1 Bedroomed Flat
Well Presented and Maintained
Central Location
Long Lease
EER

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

An opportunity to purchase a first floor 1 bedroom flat located within the town centre on Eastgate Street. The flat is within a convenient setting close to the town's amenities and includes a hallway, landing, kitchen, sitting room, bedroom and bathroom. The flat would suit investors or owner occupiers. The flat benefits from spacious rooms, with floor to ceiling windows in the lounge and bedroom.

COMMUNAL HALLWAY

With staircase to First Floor

CENTRAL LANDING

FLAT 1

Private entrance door to

RECEPTION HALL

Door to:

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.

SERVICES

All mains services are connected to the property. Gas central heating. Hot water via a gas fired combination boiler.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisAber or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

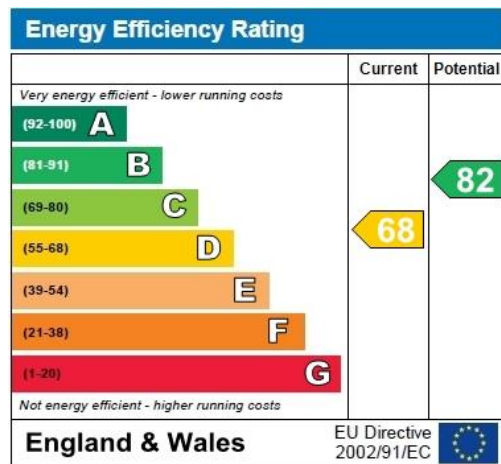
DIRECTIONS



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