



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



5 Latham Drive Newtown, SY16 1ED



- Immaculately Presented Ground Floor Flat • Convenient location close to supermarket & other amenities • Within level walking distance of town centre • Well appointed accommodation with modern fittings • Open Plan Lounge/Kitchen, Bedroom, Shower Room • Detached rear garden & front lawn • Car parking space • UPVC double glazed • Modern low energy electric radiators • First Time Buyer or Investment Opportunity • EPC - D (63) •



£65,000

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

The accommodation comprises:

On the Ground Floor

Covered Rear Entrance deep built-in store cupboard.

Hallway airing cupboard housing hot water cylinder, electric wall radiator, laminate flooring.

Open Plan Lounge/Kitchen 5.54m x 2.88m (18'2" x 9'5") modern fitted kitchen comprising base and wall units with worktop surface, inset composite sink, tiled splashbacks, integrated electric oven, built-in ceramic hob with integrated extractor hood over, integrated appliances including fridge/freezer, washing machine and tumble drier, TV point, electric wall radiator, electric wall heater, window extractor, laminate flooring, windows to front and rear, front entrance door.



Bedroom 3.14m x 2.81m (10'4" x 9'3") built-in wardrobe, electric wall radiator, laminate flooring, window to front.

Shower Room 1.91m x 1.70m (6'3" x 5'7") modern suite comprising double shower cubicle with electric shower over, washbasin set in unit, WC low suite, part tiled walls, electric heated towel rail, laminate flooring.



Outside

Pathway to front, front lawn.
Enclosed detached garden area.

Allocated car parking space.

Services

Mains electricity, water and drainage connected.
Electric heating.

N.B. The services, flues and appliances have not been tested and no warranty is provided with regard to their condition.

Council Tax

Band 'B' (online enquiry).

Tenure

Leasehold.

We understand the lease has recently been extended to 100 years.

Ground Rent: £60 per annum.

Energy Performance Certificate (EPC)

A full copy of the EPC is available on request or from our website.

Viewing

By appointment with the Agents.

Directions

From the town centre proceed to the traffic lights by the former St Davids Church, turn right onto New Road. Proceed through the next set of traffic lights passing Lidl supermarket and turn right opposite the petrol station into Pavilion Court and Latham Drive is on the left hand side.

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 26.06.2017) E.G: 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.

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, and arrange a market appraisal of your property.

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