



## Flat 6 Grange Court, Barry CF63 2NW £79,950 Leasehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

A one bedroom purpose built apartment on the first floor, situated with easy access to the link road leading to the M4/Cardiff, public transport, local supermarkets and schools. The property has its own designated parking space and ample visitors parking. The property briefly comprises, communal entrance with stairs rising to entrance hallway, one double bedrooms, living room, fitted kitchen and a bathroom. The property benefits from gas central heating and UPVC double glazing. An ideal first time buy or investment property for a buy to let landlord. AGENTS NOTE: Leasehold (share of freehold) property with approximately 80 years remaining and low maintenance charges of £75.00 pm including maintenance and buildings insurance.  
Council Tax Band - B



## FRONT

Communal entrance, stairs rising to first floor.

## Entrance hallway

Coved ceiling, painted walls, fitted carpet. Storage cupboard and doors to lounge, bedroom and bathroom.

## Living Room

17' 10 max x 12'0 max (5.18m 3.05m max x 3.66m max)

Textured ceiling, coving. Papered walls. Fitted carpet. UPVC double glazed window overlooking the front. Two radiators.

## Kitchen

10'11 max x 10'9 max (3.33m max x 3.28m max)

Textured ceiling, papered walls, vinyl flooring, UPVC double glazed window overlooking the front. Wall units and base units with work surfaces over. Space for electric cooker. Space for washing machine. Inset stainless steel sink with tap over. Wall mounted combination boiler.

## Bedroom

13'9 max x 11'7 max (4.19m max x 3.53m max)

Textured ceiling. Papered walls. UPVC double glazed window overlooking side. Radiator.

## Bathroom

7'4 max x 4'10 max (2.24m max x 1.47m max)

Textured ceiling, smoothly plastered walls. Ceramic tiles to splash back. Vinyl flooring. Close coupled system, toilet pedestal wash hand basin. Bath with mains pressure shower over. Radiator.

## COUNCIL TAX

Council tax band TBA

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the

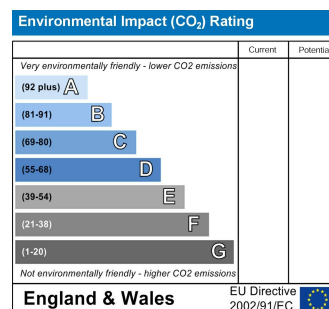
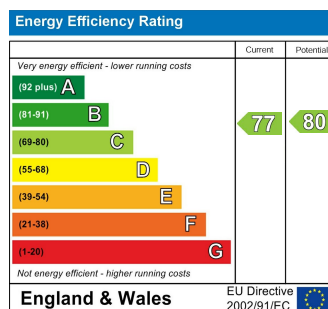
owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

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