

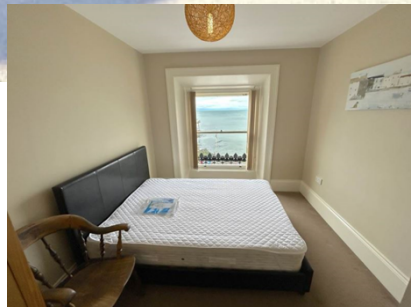
# MSPROPERTIES

## ESTATE AGENCY

Flat 8, 7 Marine Terrace , SY23 2AZ

**GUIDE PRICE £190,000**

**FOR SALE / AR WERTH**



### Property Features:

- Third floor
- Sea Views
- Modern Flat
- 2 Bedroom Flat
- Open Plan Kitchen/Lounge
- Investment or Residence
- Town Centre
- Leasehold

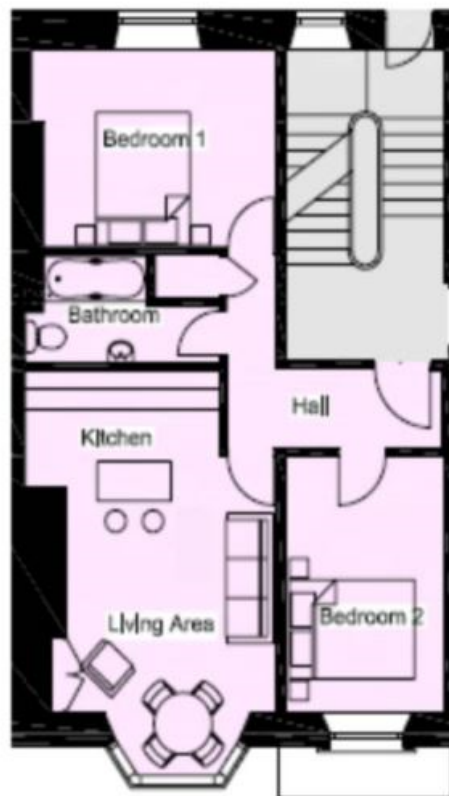
## Description

Fantastic opportunity to purchase a 2 Bedroom apartment with stunning views over the Aberystwyth promenade, providing a central and convenient home in the Heart of Aberystwyth. The Coastal Town offers a range of services and facilities including the University, Hospital, Supermarkets, and High Street Brands. With the recent development of Tesco and Marks & Spenser's stores and ongoing redevelopment of the old college. Aberystwyth continues to go from strength to strength.

This beautifully presented 2 bedroom apartment offers a large open plan kitchen living area located at the front of the property with breathtaking views, a bathroom with bath and overhead shower, Utility cupboard with plumbing for washing machine, and two double bedrooms to the front and the rear of the property.

IDEAL AS A BUY-TO-LET WITH A POTENTIAL RETURN OF £875.00 PCM (£10,500 ANNUM)

## Floor Plan



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error.

### **Entrance:**

Accessed from the promenade into this stylish terraced building. Flat 7 is accessed up the Victorian stairs to the third floor:

### **Bedroom 1:** 3.20m ( 10'6" ) x 2.80m ( 9'3" )

Double bedroom with window to the front offering amazing sea view, ample sockets, electric heating and victorian features:

### **Kitchen/Living area:** 4.10m ( 13'6" ) x 5.04m ( 16'7" )

Amazing open plan Living area, with lounge, dining and kitchen. The Kitchen consists of ample floor and wall units, an integrated fridge, freezer, dishwasher, island/breakfast bench with low-level cooker, electric hob and extractor. The living area has large window with amazing views over Cardigan Bay.

### **Bathroom:** 2.20m ( 7'3" ) x 3.20m ( 10'6" )

Modern bathroom with pedestal basin, low-level w.c, bath with mixer shower above, glass screen, tiled walls and tower radiator.

### **Bedroom 2:** 3.68m ( 12'1" ) x 3.10m ( 10'3" )

Double bedroom with window to the rear offering courtyard views, ample sockets, electric heating and Victorian features:

### **External:**

Communal garden and patio to the rear, bike shed, bin storage. Promenade and beach to the front.

### **Services:**

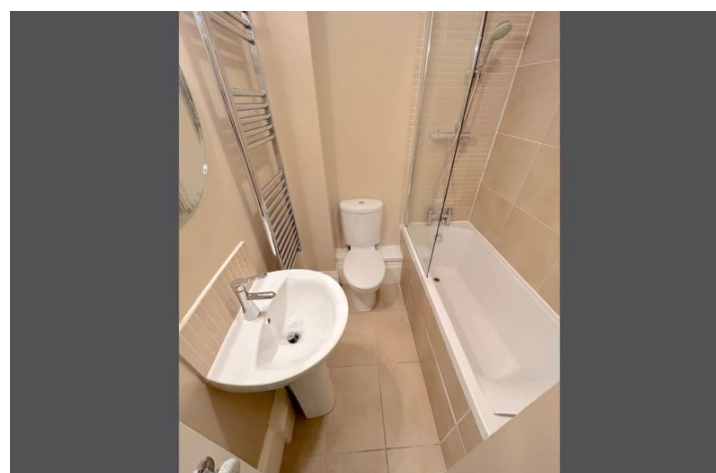
We are advised that Mains Electricity, Landline, Water and Sewerage are connected. Leasehold 183 years remaining. (199 years from 1 January 2008)

### **Viewings:**

All Viewings by appointment only. Please contact the office on 01970 617979 or [Sales@msproperties.co.uk](mailto:Sales@msproperties.co.uk) to arrange.

### **Important Information:**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing on the sale.
2. General: While we endeavour to make our sales



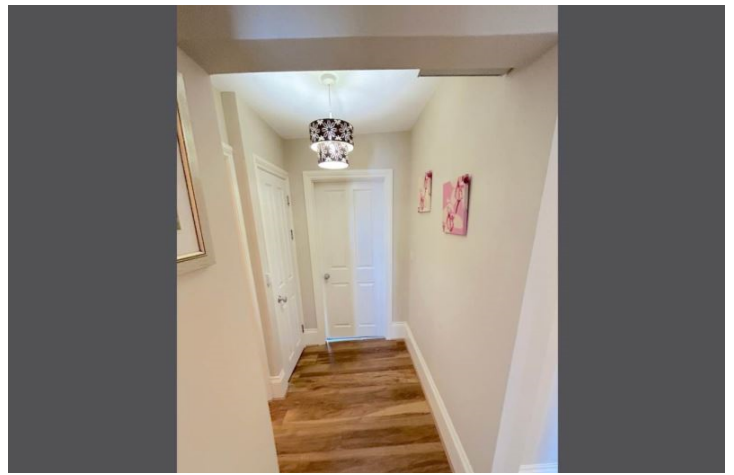
particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

**Continued::**

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by the vendor or buyer. Neither MS Properties nor its employees have any authority to make representation or warrant any information in relation to this property.



**EPC Certificate**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	84			64	76
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales		England & Wales	