

MSPROPERTIES

ESTATE AGENCY

Flat 1 7 Marine Terrace, SY23 2AZ

GUIDE PRICE £160,000

FOR SALE / AR WERTH



Property Features:

- 1 Bedroom
- Modern Flat
- Communal Garden
- Open Plan Kitchen/Lounge
- Ground Floor Flat
- Sea Views
- Close to Sea Front
- Long Term Leasehold

Description

A ground-floor leasehold one-bedroom apartment with an open-plan living area with a feature bay window to the front. Conveniently located on the seafront promenade and to the local attractions and main town centre.

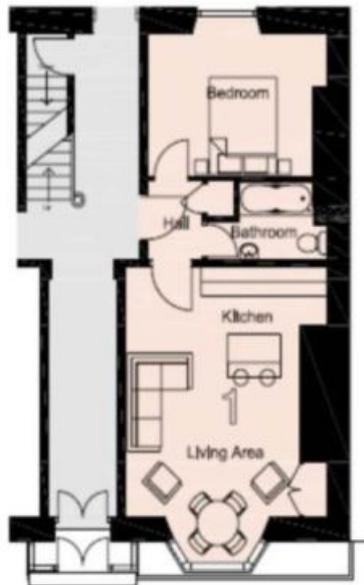
DESCRIPTION

A ground-floor leasehold 1-bedroom apartment with open plan living area with bay window feature to front. Conveniently located on the seafront promenade and to the local attractions and main town centre. Aberystwyth offers excellent social, educational and shopping facilities with public transport to all parts. The location of the property is opposite the seafront promenade with the popular walk along the seafront.

The property was converted some 10 years ago to provide individual self contained flats for sale purposes. This old seafront Victorian house was converted into similar flats on long leasehold interest and is conveniently located, being ideal for owner-occupier or investment letting purposes.

The main property is built of solid stone walls with rendered and painted external elevations. The property was converted to building regulation standards. They are good-sized rooms with quality fixtures and fittings.

Floor Plan



This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. MS Properties are not liable for any incorrect measurements or layout.

Ground Floor Communal Entrance Door:

With front entrance porch leading to reception hallway with stairs to upper floor flats and door to:

Internal Hall:

Entry telecom system and door to:

Flat 1:

With entrance door leading to:

Lounge/Kitchen: 5.04m (16'7") x 4.11m (13'6")

Bay window to front, wall mounted electric heater, feature fireplace with optiglow log effect fire.

Kitchen area - with integral fridge/freezer and dishwasher, 3. base cupboards, 3 drawer cupboards, worktops incorporating single drainer sink, central island with 4 ring electric hob and built in electric oven, extractor fan above, roller shutter front storage cupboards, 7 wall cupboards, 5 twin power points, TV point.

Bathroom: 1.72m (5'8") x 2.63m (8'8")

With tile panel bath with shower unit above, concealed flush WC, pedestal wash hand basin, chromium electric towel heater, airing cupboard housing factory lagged copper hot water cylinder with plumbing for automatic washing machine below.

Main Bedroom: 3.68m (12'1") x 3.03m (10'0")

Window to rear, 3 twin power points, wall mounted electric panel heater.

Services:

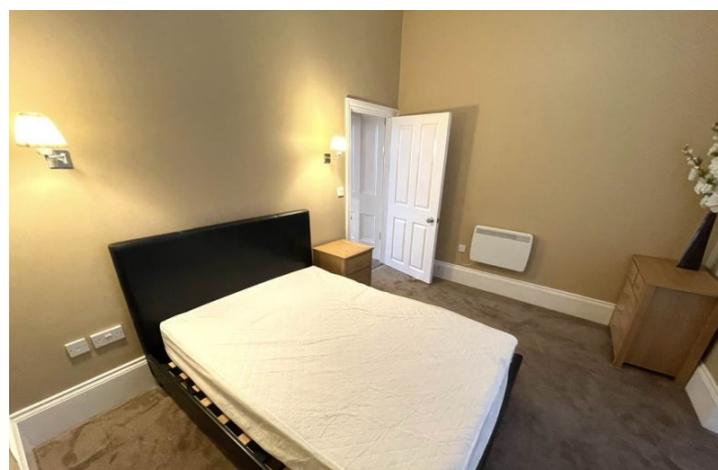
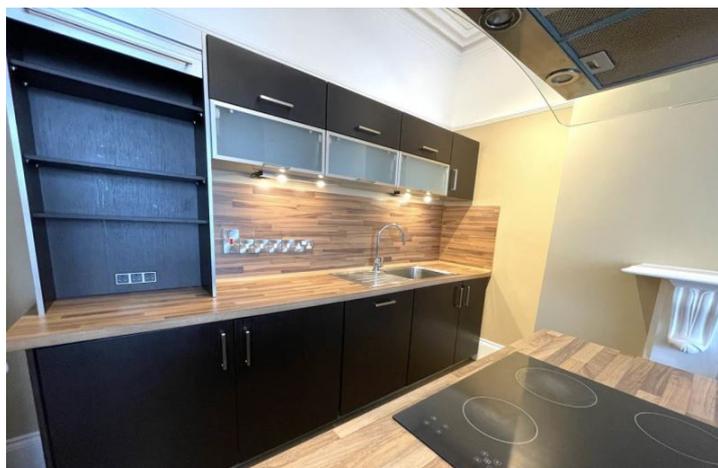
Mains electric, Water and drainage. Electric heating system. Council tax Band C.

Tenure:

The original property was converted some 12 years ago creating self contained individual flats for sale purposes. The flats were set up with an original 999 year lease with a monthly service charge of £72.50 pcm with a nominal ground rent. We understand that each flat owner has an equal share in the freehold company. The solicitors will confirm the lease details and management company.

Viewings:

All Viewings by appointment only. Please contact the office on 01970 617979 or



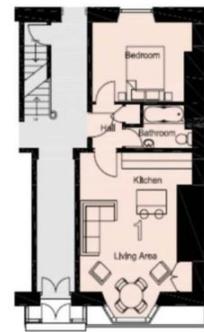
Sales@msproperties.co.uk to arrange.

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 co-operation in order that there will be no delay in agreeing 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 or it's employees have any authority to make representation or warrant any information in relation to this property.



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EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B				(81-91) B		82
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D	67	
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G	31		Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			