

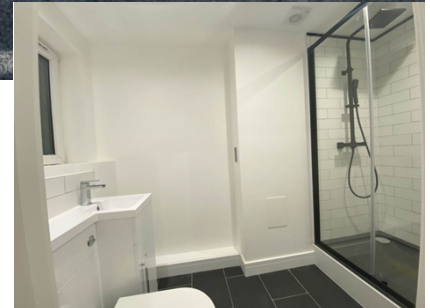
MSPROPERTIES

ESTATE AGENCY

Flat 5 2 Lon Hendre, SY23 3PY

GUIDE PRICE £99,500

FOR SALE / AR WERTH



Property Features:

- Open Plan Kitchen/Lounge
- EER 72
- Band A
- Double Glazing
- Recently Modernised
- Parking Space
- Popular Location
- En-suite

Description

A recently renovated lovely modern one bedroom flat in the popular village of Waunfawr. Lon Hendre is a short walk from, Aberystwyth University, Bronglais Hospital and the Seaside town of Aberystwyth which offers a range of services and facilities including, Hospital, Supermarkets and High Street Brands. With recent redevelopment which is still ongoing with the recent opening of the Tesco store and Marks & Spenser's store. Aberystwyth continues to go from strength to strength.

This fantastic flat could be used as a holiday home, ideal for young professional/first-time buyer or as currently used a great investment opportunity.

Currently rented on a long term contract producing £8,700 per annum in rent, offering a sound investment.

996 year lease

Annual ground rent £160 TBC

Annual service charge £550 TBC

Viewings highly recommended. No onward chain.

Floor Plan

Open plan Lounge/Kitchen:

Open plan living with upvc double glazing, lovely herringbone flooring, modern kitchen with integrated fridge/freezer and dishwasher. Gloss kitchen units, fitted Oven, hob and stainless steel sink & extractor fan. LED downlights and door to:



Bedroom:

Double bedroom with upvc double glazing, lovely herringbone flooring, LED downlights and door to:

Ensuite/Shower room:

Modern Shower room with upvc double glazing, black slate style tiled flooring, large shower with metro flat walls, black modern tray, w.c, vanity sink and LED downlights.

External:

The front of the property benefits from private parking spaces, and a path to the front door. Down the side of the property to the rear and enclosed perimeter fencing.



Services:

We are advised that mains electricity, gas, water and drainage are connected to the property.

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

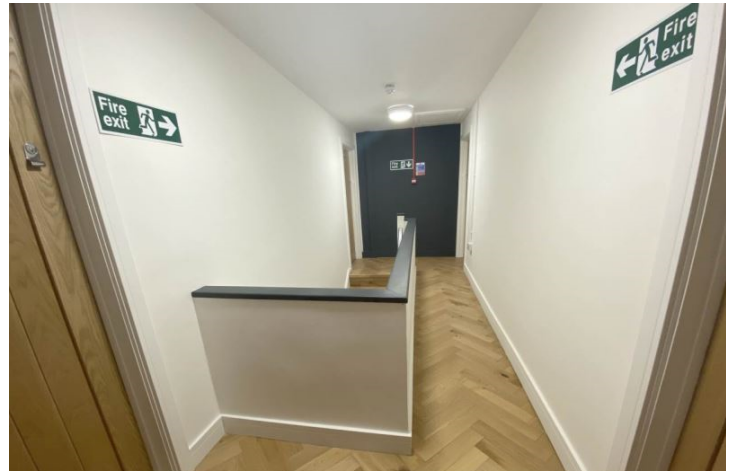


guidance only and as such must be considered incorrect.

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.



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	72	74	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	