

MSPROPERTIES

ESTATE AGENCY

Flat 1 35 Eastgate Street, SY23 2AR

GUIDE PRICE £169,995

FOR SALE / AR WERTH



Property Features:

- Leasehold
- Viewings via agency only
- 2 Double Bedrooms
- Open Plan Design
- Recently Modernised
- Close to Sea Front
- Town Centre

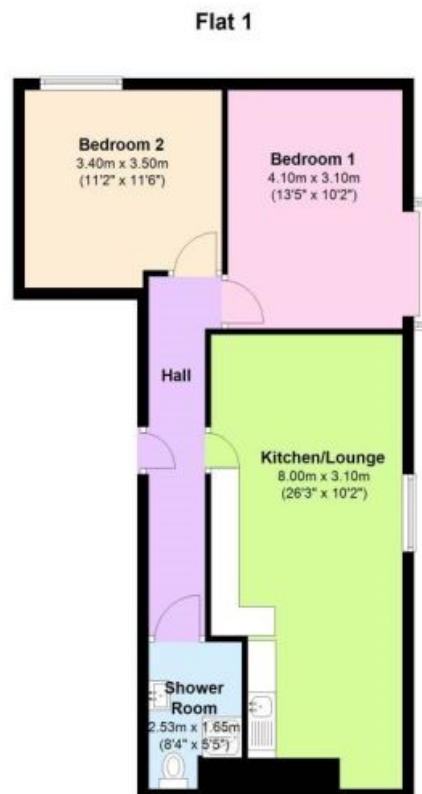
Description

A Fantastic 2 Bedroom Flat in a Beautiful Converted Georgian Building located on Eastgate Street, Aberystwyth. The Coastal Town of Aberystwyth offers a wide range of services and facilities including: University, Hospital, Supermarkets, High Street Brands and excellent transport links. Aberystwyth has under gone considerable redevelopment over recent years which is still on going with the recent opening of the Tesco store and Marks & Spencer's store will be opening soon. Located in the Town Centre this property is only a short walk from all amenities.

The Modern flat is located on the First floor of the Late Georgian Building. The bowed doric porch allows entrance into the communal hallway which provides access to the Flats. The Spacious Flat offers 2 Good Sized Bedrooms, Open-Plan Kitchen/Lounge and Shower Room. The property will benefit from Electric Heating and Mains Water, Sewage and Electric.

Agents comments: This property is situated in a great location, and offers amazing features with a modern twist. Ideal as an investment opportunity as long term rental, (currently getting £800.00 pcm) holiday home or as a long term residence.

Floor Plan



Entrance:

Accessed Via Eastgate Street, although the flat is above Pier Street. Staircase leading to upper floors. Provides access to all apartments.

Hallway: 6.18m (20'4") x 1.30m (4'4")

Provides access to Kitchen/Lounge, both Bedrooms and Shower Room. Multiple sockets and Electric Heater

Kitchen / Living Room: 8.00m (26'3") x 3.10m (10'3")

Large Kitchen / Lounge. Double Glazed window overlooking Pier Street. To be fitted with Modern Units subject to buyers choice. Multiple Sockets and Electric Heater.

Shower Room: 2.53m (8'4") x 1.65m (5'5")

Accessed via Hallway. Dual Flush W.C, Shower cubical and Hand Wash Basin.

Bedroom 1: 4.10m (13'6") x 3.10m (10'3")

Good Sized bedroom with Double Glazed Window overlooking Pier Street. Electric Heater and Multiple Sockets

Bedroom 2: 3.40m (11'2") x 3.50m (11'6")

Spacious Bedroom located at the end of the Hallway. Double Glazed Window overlooking Eastgate Street. Multiple sockets and Electric Heater.

External:

Unfortunately there is no communal external space, this town house is sitting a stones throw from the beach and promenade.

Services:

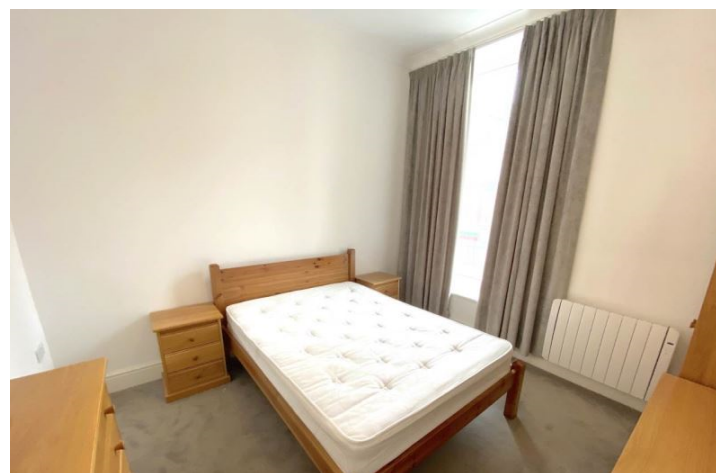
We are advised that Mains Electricity, Water and Sewerage are connected. Council Tax Band 'B'. 999 year lease from 2018.

Viewings:

All Viewings are 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 cooperation in order that there will be no delay in agreeing to 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.

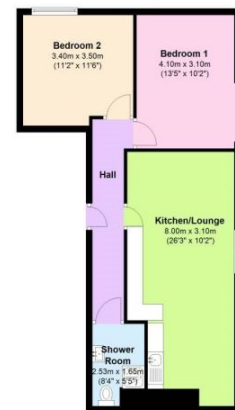
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



Flat 1



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		44	67				
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	