

# MSPROPERTIES

## ESTATE AGENCY

Apartment 3, Lisburne House, SY23 2NN

**GUIDE PRICE £154,995**

**FOR SALE / AR WERTH**



### Property Features:

- Leasehold Second floor flat
- Recently Modernised
- C Tax Band 'B'
- Sea Views
- Viewing Recommended
- Double Bedroom
- Town Centre

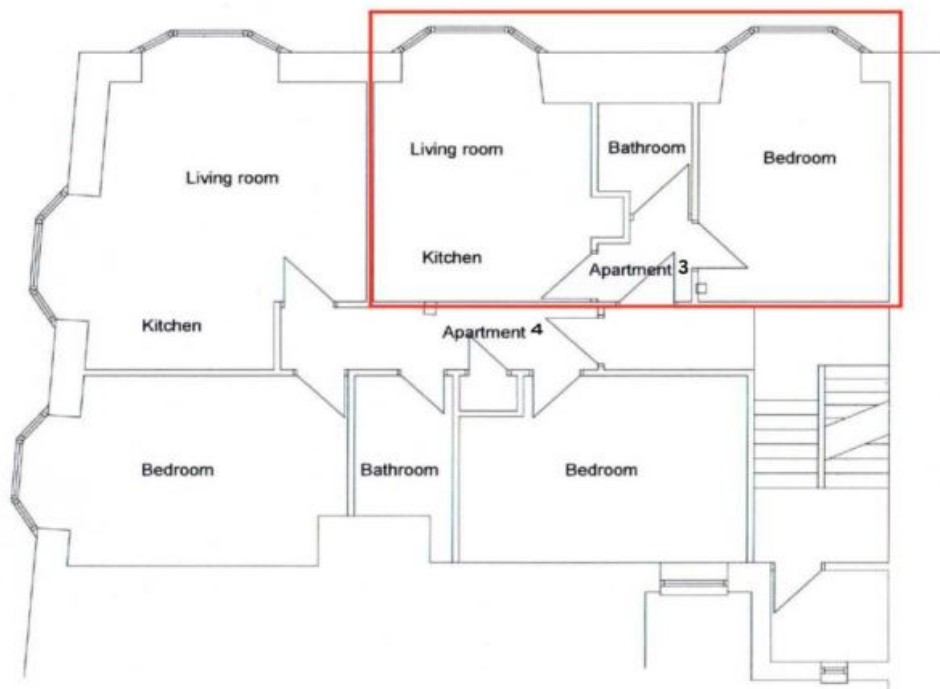
## Description

A tastefully fully renovated one-bedroom flat, consisting of a double bedroom, modern Shower room, and open plan Kitchen/diner with Lounge area. This flat is situated on the second floor and has amazing sea views from both the lounge and bedroom. This flat would be suitable for an individual or couple looking to reside or someone looking for an investment opportunity. This property is currently rented for £575.00 per calendar month. Viewing is highly recommended!

This property is situated within walking distance of the Town Centre and Promenade in Aberystwyth, offering a range of services and facilities including: The University, Welsh Assembly, National Library, hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links.

Agents comments: If you're looking for a modern flat in Aberystwyth this property has amazing sunsets, views and a modern touch. Viewing is highly recommended!

## Floor Plan



### **Entrance:**

Accessed Via Bath Street. Staircase leading to upper floors. Provides access to all apartments.

### **Hallway:**

Secure door to apartment Accessed Via Staircase. Provides access to all Rooms with intercom system.

### **Open plan Lounge/kitchen:**

Fantastic Living space located at the front of the apartment. The Kitchen/living room will benefit from vast amount of natural light with 1 Bay window overlooking the promenade with beautiful sea views.

The Kitchen will offer Wall and Floor Units with Worktop, Sink Drainer unit, Electric Oven with separate 2 ring ceramic hob and Extractor fan. The room will benefit from Multiple Sockets, TV Point and Spot Lights.

### **Double Bedroom:**

Spacious Double Bedroom located at the front of the property accessed via Hallway. Will benefit from large window with beautiful sea view,, Multiple sockets and Electric Heating.

### **Bathroom:**

Accessed Via Hallway, offering Wash Hand Basin, W.C and large Shower cubical. Extractor fan to outside of property.

### **External:**

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

### **Services:**

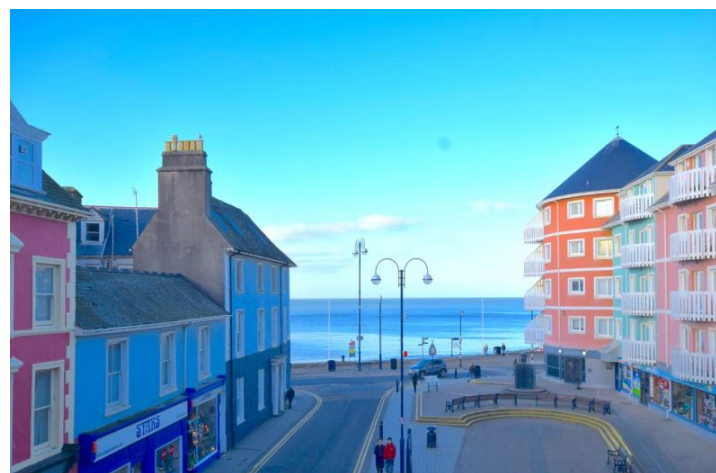
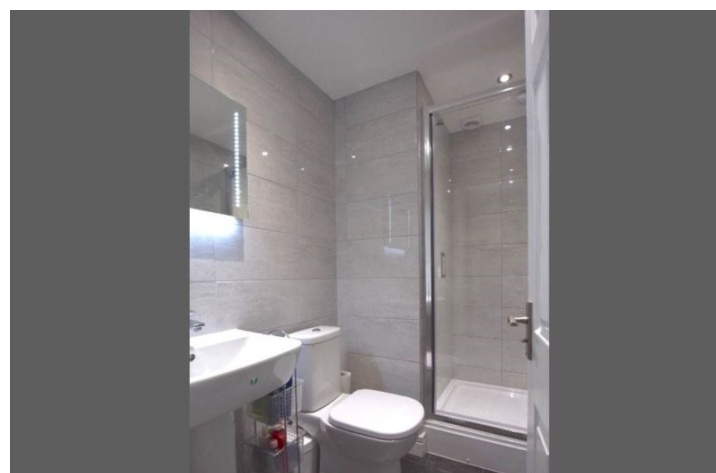
We are advised that Mains Electricity, Water and Sewerage are connected. Council Tax Band 'B'. 999 year lease from 2018.

### **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





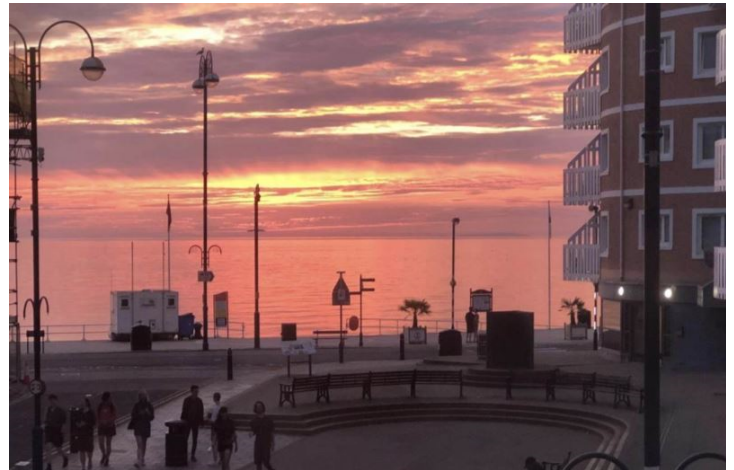
delay in agreeing to the sale.

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.



## 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			
		79	81				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	