

KNIGHTS



Residential & Commercial Sales and Letting Agents



Courtlands

Park Road, Barry, CF62 6NT

£149,950

An opportunity to acquire this second floor apartment enjoying far reaching sea views of the Bristol Channel and Somerset coastline beyond. Within walking distance of shops, cafes and public transport. Close to Romilly Park and within easy access to beaches and Porthkerry Country Park.

Accommodation briefly comprising; Secure communal entrance hallway. Apartment entrance and hallway. Living room. Kitchen/breakfast/utility room. Two bedrooms and contemporary shower room. The apartment also benefits from UPVC double glazing, electric under floor heating operated via independently controlled thermostats to each room and a new 'Fatra' roofing system. Ample on site parking for residents and visitors. EPC rating: E.

VIEWING HIGHLY RECOMMENDED.

Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



ACCOMMODATION

COMMUNAL ENTRANCE

UPVC double glazed security door operated via telephone intercom system leading into;

COMMUNAL HALLWAY

Lighting. Fitted carpet. Stairs rising to all floors.

APARTMENT ENTRANCE

Via hardwood door giving access into;

HALLWAY

Coving to ceiling. Wall mounted heating thermostat for hallway and shower room. Telephone intercom system. Built in cupboard housing hot water tank and benefiting from a power point and shelving. Fitted carpet. Doors off to all rooms.

KITCHEN/DINER/UTILITY

UPVC double glazed window to rear elevation benefiting from views of the communal gardens, Bristol Channel and Somerset coastline. 'Lucente' kitchen range newly installed by 'Korona Kitchens' during 2018 comprising; high gloss wall, drawer and base units with wood effect work surfaces over and matching splash backs. Stainless steel sink and drainer with flexible mixer tap over. Built in electric 'Belling' oven/grill and inset four ring ceramic hob with glass splash back and extractor hood above. Integral dishwasher. Space for upright fridge/freezer, tumble dryer and breakfast suite. Plumbing for washing machine. Wall mounted heating thermostat. Power points with built in USB chargers. Tiling to floor. Access through to living room.

LIVING ROOM

UPVC double glazed window to rear elevation enjoying far reaching sea views. Coving to ceiling. Wall mounted heating thermostat. Radiator. Room for leisure and dining furniture. Virgin connections and power points. Fitted carpet.

BEDROOM ONE

UPVC double glazed window to front elevation. Coving to ceiling. Wall mounted heating thermostat. Radiator. Power points. Fitted carpet.

BEDROOM TWO

UPVC double glazed window to front elevation. Coving to ceiling. Wall mounted heating thermostat. Built in double wardrobe with over head storage units. Radiator. Power points. Fitted carpet.

SHOWER ROOM

UPVC obscure double glazed window to rear elevation. Contemporary white suite comprising; walk in shower enclosure with electric shower in situ, wash hand basin set into vanity unit providing storage below and low level w/c. Tiling to all walls and floor.

OUTSIDE

COMMUNAL GROUNDS

Well maintained communal gardens mainly laid to lawns with mature planting throughout. Parking for residents and visitors. Outside water taps and lighting. Bin areas.

TENURE

Leasehold with a shared freehold. Service Charge - £960 annually, paid monthly including; up keep of internal and external communal areas and gardens, window cleaning, building insurance and upgrade of facilities such as key pads. Length of lease: 125 years from 25th December 1982.

AGENTS NOTES

Virgin to the apartment but Sky can be connected if desired.

TOTAL FLOOR AREA

Approx. 65m² = 699.654 ft²

COUNCIL TAX BAND

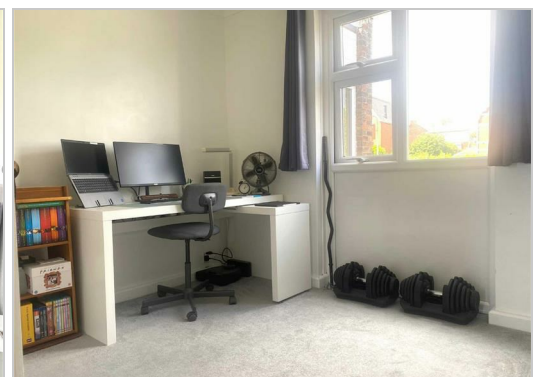
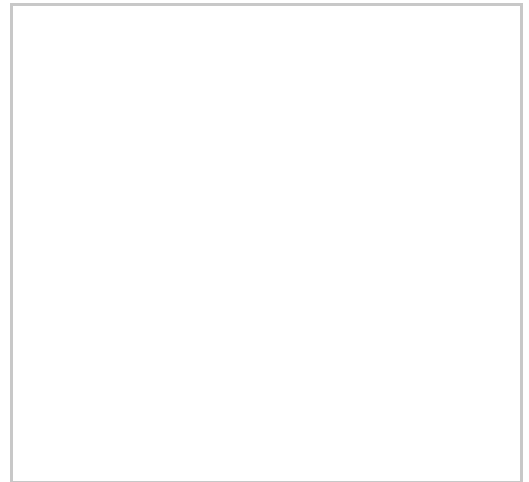
C

MORTGAGE ADVICE

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

84 High Street, Barry, South Glamorgan, CF62 7DX

Tel: 01446 700222 Email: sales@knights.uk.com <https://knights.uk.com/>