

Flat 5 Llys Yr Hen Ysgol, North Road
Aberystwyth Ceredigion SY23 2ER
Guide price £125,000

ALED ELLIS

For Sale by Private Treaty

A ground floor 2 bedroomed retirement flat conveniently situated at Aberystwyth.

This purpose-built block of flats overlooks the town and have the benefit of a communal security controlled front entrance door, lift, parking to rear together with guest bedroom, laundrette and garden. Occupancy is for persons aged 60 years and over. Aberystwyth has a good range of both local and National retailers and is well blessed with social, leisure and educational facilities.

TENURE

Leasehold.

999-year lease granted in 1988 with approx. 38 years expired.

SERVICE CHRAGE

Service charge of £205.17 PCM to include water rates, building insurance, maintenance of building and common parts, warden facilities, window cleaning and cleaning of common parts.

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-taxcalculator and/or seek advice from your solicitor or financial adviser.

The flat provides for the following accommodation. All dimensions are approximate. All images are taken with a wide-angle lens digital camera.

FRONT ENTRANCE DOOR TO

RECPETION HALLWAY



With doors through to

LIVING/ DINING ROOM

17'9 x 9'74 (5.41m x 2.74m)



With window to rear and radiator.



KITCHEN
12'03 x 5'49 (3.73m x 1.52m)



Comprising base and eye level units, appliance spaces, cooker with hob over, single drainer stainless steel sink, tiled splashbacks and window to rear. Wall hung combi boiler with extractor.

BATHROOM



Comprising a bath with shower over, wall hung cupboard, wash hand basin, wc and extractor fan. Partially tiled.

INNER HALLWAY
With multiple storage / cloak cupboards.

BEDROOM 2
8'54 x 6'44 (2.44m x 1.83m)



A single bedroom or dressing room/study with window to side and radiator.

BEDROOM 1
10'61 x 11'77 (3.05m x 3.35m)



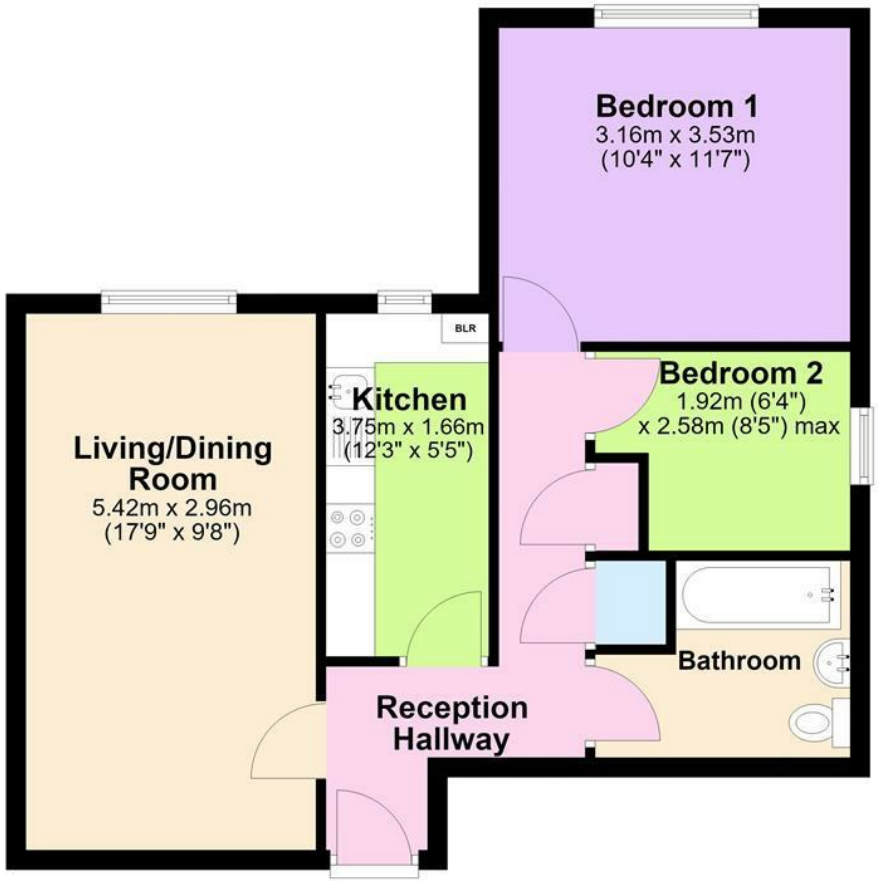
Main bedroom. With window to rear and radiator.

DIRECTIONS



(What3Words: verbs.recover.lushly) On foot from the office bear left and immediately right to the bottom of North Parade. Proceed up Vaynor Street (at the side of the Spar Shop) and Llys Hen Ysgol is directly in front of you.

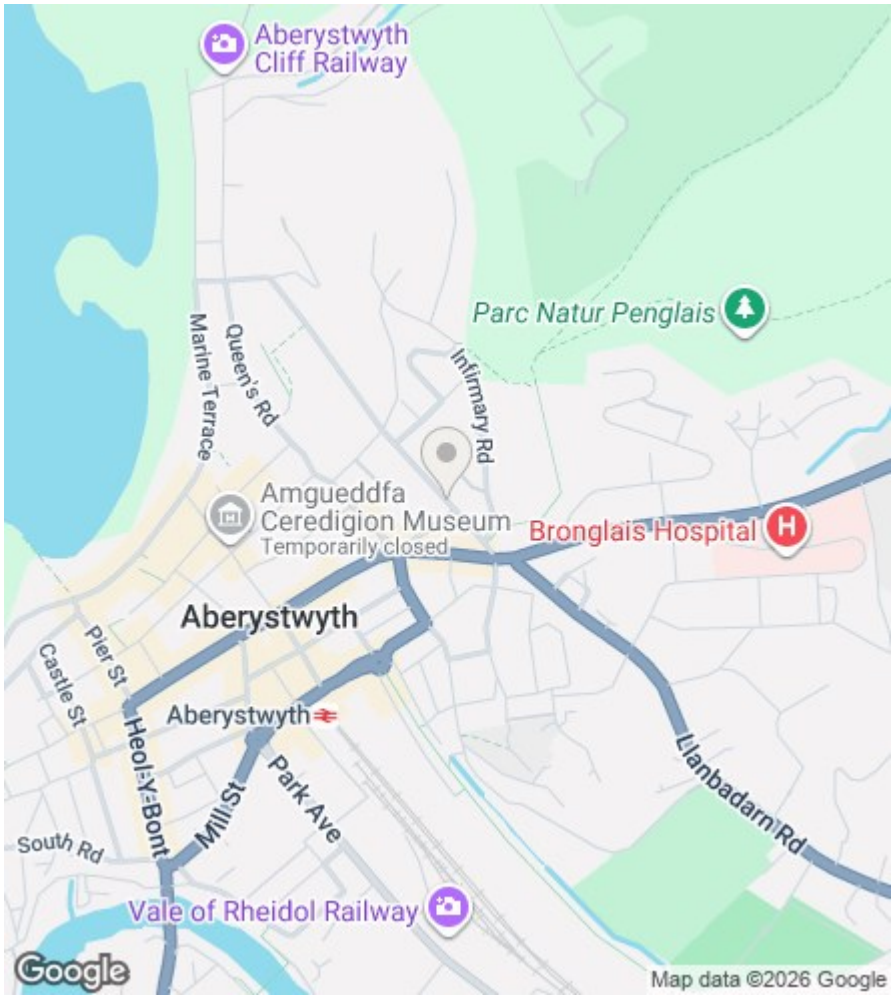
Ground Floor

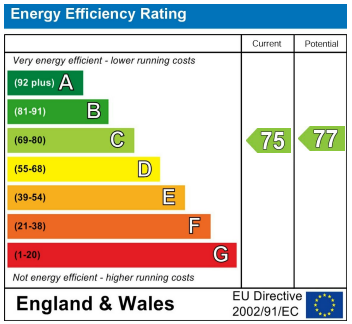


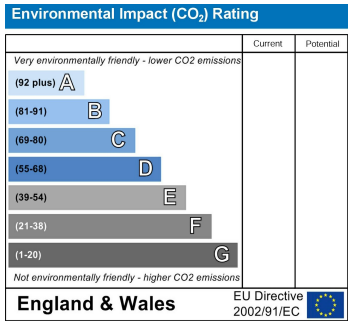
Total area: approx. 43.3 sq. metres (466.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

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