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SALES
GOLD WINNER

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Lettings & Financial

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The Telegraph



5 Highbury Court, Neath, Neath Port Talbot. SA11 1TX



£110,000

Main Features

- Ground Floor Flat
- Two Bedrooms
- Rear Garden & Allocated Parking
- Leasehold
- EPC - C
- Gas Central Heating
- Situated Close To Neath Town Centre
- Need A Mortgage? We Can Help!

General Information

This two bedroomed ground floor flat, is conveniently located close to many local amenities such as St Josephs Primary School, St Josephs Catholic School, Mount Pleasant Park, The Celtic Lodge, Tesco Express, Gnoll Primary School, easy bus links, a short drive/walk to Neath Town Centre, Neath Railway Station and easy access to the A465 and M4 corridor.

This is a secured building with telephone entry to access the flat. Offering a reception room with patio doors to the garden kitchen, bathroom and two bedrooms, it also offers allocated parking to the front.

Check out our new and improved website for more information and to view the 360 tour!

GROUND FLOOR

Entrance Hallway

Laminate flooring, radiator and storage cupboard.

Door to;

Reception Room

Laminate flooring, radiator and a uPVC patio doors to access the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC window to the side aspect, plumbing in place for a washing machine, space for a fridge freezer, a gas cooker with gas hob and extractor fan over, tiled flooring, radiator and a wall mounted gas combi boiler serving domestic hot water and gas central heating.

Shower Room

Comprising of a low level WC, wash hand basin and a mobility shower with chair. uPVC frosted double glazed window to the side aspect, fully tiled walls, radiator and an airing cupboard.

Bedroom One

uPVC double glazed window to the front aspect, laminate flooring and radiator.

Bedroom Two

uPVC double glazed window to the front aspect, laminate flooring, radiator and built in wardrobes.

EXTERNALLY

Garden Area

A front space for off road parking.

An enclosed rear garden.

Leasehold details

Please note there is 999 years left on the lease from 1st December 2014.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains drainage, mains water (Services not tested)

Current council tax banding

C

Current heating type

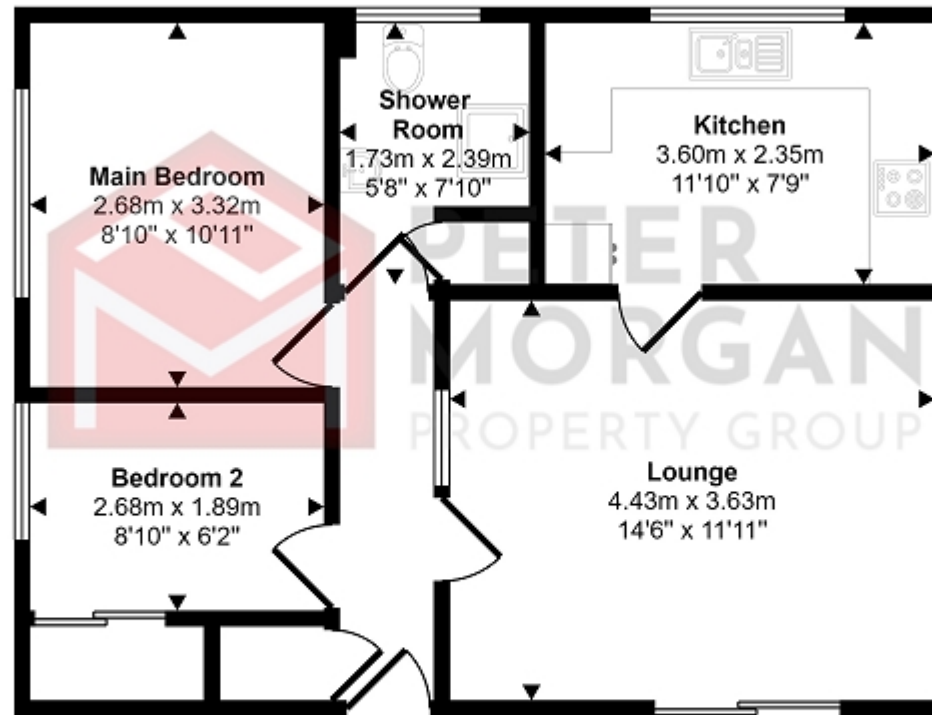
Gas

Tenure (To be confirmed)

Leasehold




Approx Gross Internal Area
51 sq m / 549 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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