

Britway Court,
Britway Road,
Dinas Powys CF64 4AL

225,000



- Ground floor flat
- Spacious living & dining area
- 2 double bedrooms
- Modern bathroom
- Walk-in shower
- New uPVC double glazing
- Gas fired central heating
- Overlooking the village Square
- Dedicated car parking

Ref: PRA11280

Viewing Instructions: Strictly By Appointment Only



General Description

2 double bedroom apartment with secure car parking. Forming part of the popular Britway Court development & located in the heart of the village, overlooking the village Square.

Accommodation

Communal Entrance Hallway

The well presented ground floor flat has well maintained communal areas and can be accessed via Britway Road or alternatively, the inner courtyard (car park).

The flat has an intercom door entry system.

It also has a dedicated pigeon hole for post.

Accommodation.

The accommodation comprises:

- o Hallway with luxury vinyl floor finish, door entry system and pair of generous airing & storage cupboards (one accommodating the wall mounted combination boiler)
- o Carpeted living & dining area with bow window and attractive focal electric fireplace
- o Kitchen with wall and base units, work tops, double sink unit, fitted electric oven with electric hob and extractor hood over. Also space / plumbing for appliances including a washing machine and fridge / freezer
- o Carpeted master bedroom with view across the village square and war memorial
- o Carpeted second double bedroom also with view across the village square
- o Modern bathroom with walk in shower, wash hand basin and WC with concealed cistern. Tiled floor and window with obscured glass

The flat has fitted blinds and / or curtains throughout.

The apartment also has a dedicated / secure outside storage area (shed) and covered parking (canopy above).

Floor Areas.

Maximum areas are as follows:

- o Living area: 5.70m x 3.80m
 - o Kitchen: 3.20m x 2.10m
 - o Bed 1: 3.80m x 3.35m
 - o Bed 2: 3.30m x 2.35m
 - o Bathroom: 2.00m x 1.90m
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Tenure

Share of freehold.

A low service charge is payable in the sum of c.£140 pcm.

This goes towards the upkeep & maintenance of all shared and communal areas, building's insurance and window cleaning etc.

Services

Mains electricity, mains water, mains drainage and mains gas.

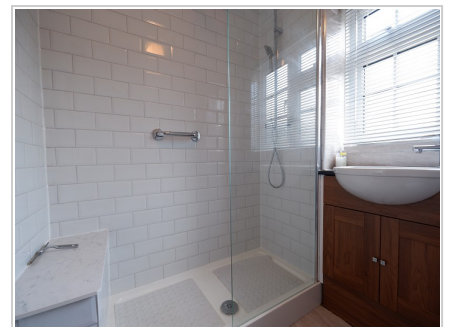
EPC Rating:57

Tenure

We are informed that the tenure is Share of Freehold

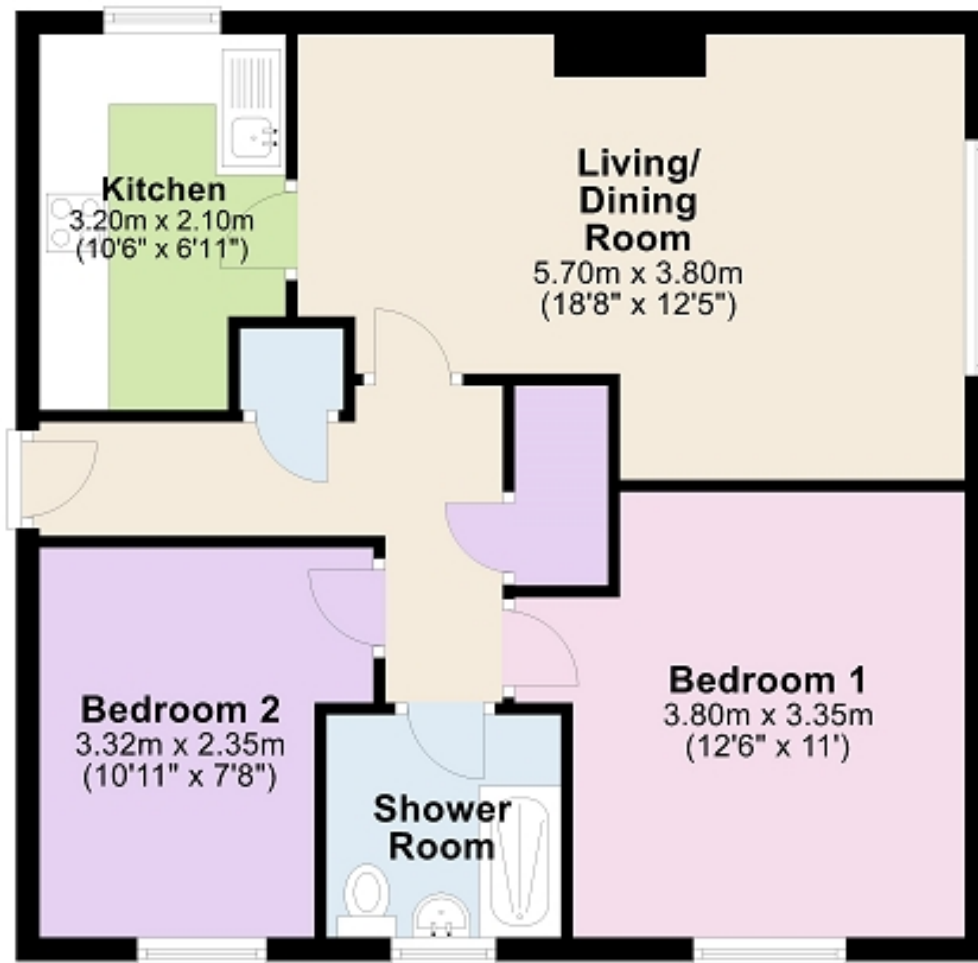
Council Tax

Band E





Flat 2 Britway Court, Dinas Powys, CF64 4AL



Total area: approx. 60.8 sq. metres (654.2 sq. feet)
For illustration purposes only - not to scale

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 this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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 form 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.