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## 21 The Waters Edge, Barry £179,950 Leasehold

1 BEDROOMS | 1 BATHROOMS | 1 RECEPTIONS | EPC RATING C

Viewing is highly recommended on this modern second floor, rear facing, apartment situated in the exclusive 'Waters Edge' development in The Knap to the West of Barry. The beach is directly opposite the development. Numerous cafes, restaurants, a local shop and bus routes are all close by.

Accommodation briefly comprises; communal entrance with security video system & lift, apartment hallway, a spacious open plan living room/kitchen area with integrated appliances and views to rear, a double bedroom and a family bathroom. To the rear secure parking for 1 vehicle & visitors parking. Benefiting from electric heating and UPVC double glazing.



## FRONT

### Communal Entrance

Secure door with video entry system to front elevation. Door to rear elevation giving access to car park. Mail boxes. Sensor lighting. Fitted carpet to stairs rising to second floor apartment. Lift. Entrance via a hard wood door into;

### Hallway

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Doors to living/dining/kitchen area, bedroom and bathroom. Storage cupboard housing boiler and further cupboard with plumbing for washing machine. Radiator.

### Living/Dining/Kitchen Area

17'8" max x 15'1" max (5.38m max x 4.60m max )

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Vinyl flooring to kitchen areas. Aluminium double glazed window to the rear. Radiator. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven and halogen hob with extractor over. Stainless steel sink. Integrated dishwasher, fridge and freezer.

### Bedroom

11'7" max x 10'6" max (3.53m max x 3.20m max )

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Aluminium double glazed window to the rear. Radiator.

### Bathroom

7'6" max x 5'5" max (2.29m max x 1.65m max)

Smoothly plastered spotlighted ceiling. Extractor. Ceramic tiled walls and flooring. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with shower nozzle over. Chrome towel rail radiator.

### Rear/Communal Areas

Pedestrian gate with security code access. Remote control double gates giving vehicle access to secure parking, two bay allocated. Visitors spaces. Outside water tap. Bin stores. Lighting. Communal gardens to front.

### COUNCIL TAX

Council tax band E

### TENURE

We have been advised that the property is leasehold with a service charge of approximately £900 p.a. 999 years lease from 2006. You are advised to check these details with your solicitor as part of the conveyancing process.

## PROCEEDS OF CRIME ACT 2002

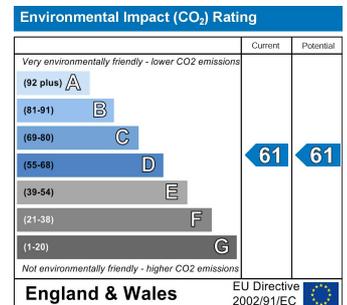
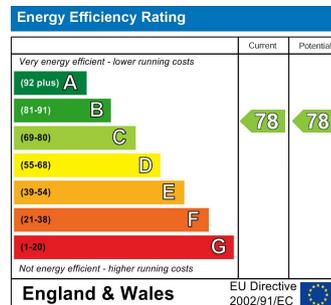
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.



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