



28 Windsor Ct Windsor Road, Barry CF62 7AP

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING E

Situated on Windsor Road in the charming town of Barry, this beautifully presented one-bedroom apartment offers a delightful blend of modern living and period character. Once a former hotel, the building boasts unique features that add to its charm and appeal.

As you enter the apartment, you will be greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-appointed bedroom provides a comfortable retreat, while the bathroom is designed for both convenience and style.

The property is ideally located just a few steps away from Barry train station, making it perfect for commuters or those who enjoy easy access to nearby attractions. Additionally, the current owner has secured a parking bay for the year, ensuring that parking is hassle-free.

This apartment is not just a home; it is a lifestyle choice, offering the perfect balance of character and convenience in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is a must-see. Embrace the opportunity to own a piece of history in a beautifully maintained setting.

AGENTS NOTE; Lease Term 998 years, £183pcm Service charge including ground rent & building insurance.



FRONT

A period dwelling formally known as Barry Hotel. Converted to numerous apartments. Intercom entry system and fob entry.

COMMUNAL ENTRANCE

Traditional features throughout with Victorian tile flooring. Access to laundry and gym facilities. Stairs rising to the top floor. Wooden door opening to property entrance. Access to lift.

ENTRANCE HALLWAY

10'4 x 2'9 (3.15m x 0.84m)

Smoothly plastered ceiling with coving and picture rails; plastered walls; light oak high-quality laminate flooring; loft access; front door opening to the communal entrance. Cupboard housing hot water cylinder. Wall-mounted electric heater.

W.C/CLOAKROOM

6'0 x 4'0 (1.83m x 1.22m)

Plastered ceiling with inset spotlights and extractor fan; porcelain tile walls; vinyl flooring; close-coupled toilet; wall-mounted ceramic wash hand basin with twin taps; towel rail heater.

LIVING ROOM

21'1 x 18'0 (6.43m x 5.49m)

Smoothly plastered ceiling with large Velux window; plastered walls with coving; light oak laminate flooring; feature fireplace; triple windows to side and rear elevations. Wall-mounted electric heaters

FITTED KITCHEN

Wall-mounted and base units; laminate work surfaces; ceramic sink with extractor fan; electric oven; electric hob; plumbing for washing machine; space for under-counter fridge and freezer; stainless steel sink with mixer tap.

BEDROOM

20'6 x 10'1 (6.25m x 3.07m)

Smoothly plastered ceiling with coving; plastered walls with feature wallpapered wall; fitted carpet flooring; storage cupboard; alcove with space for further storage; double windows overlooking the side elevation. Wall-mounted electric heater. Ensuite Bathroom.

EN-SUITE

10'6 x 8'4 (3.20m x 2.54m)

Smoothly plastered ceiling with inset spotlights; porcelain tiled walls; vinyl flooring; window overlooking the side aspect. Vanity unit with ceramic sink and mixer tap; close-coupled toilet; bath with mixer tap and shower attachment; tall vanity; tall towel heater; shaver points.

REAR

Car parking facilities with rented parking bays.

COUNCIL TAX

Council tax band D.

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

TENURE

We have been advised that the property is LEASEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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