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## 9 Windsor Court Windsor Road, Barry CF62 7AP

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

A one bedroom first floor apartment. Situated in Windsor Court Development, one of 28 apartments each apartment owner has a share of the freehold. Communal entrance hallway with security intercom system, CCTV monitoring of all floors, gymnasium and laundry room. Close to all local amenities and access to Barry train station a minute walk away with links to Cardiff and surrounding areas. Viewing is highly advised.

Briefly comprising, entrance hallway, living/dining room opening to a fitted kitchen with integrated appliances. One double bedroom and a modern Shower room. Electric heating and double glazed traditional sash windows throughout. The apartment is situated to the side. No onward chain.

AGENTS NOTE: The apartment has the option to request allocated car parking space which is secured by electric gates with a charge applicable. The maintenance charge is approx. £173 per month including ground rent and building insurance. Lease term of approx. 81 years remaining, will be extended to 999 yrs from 01st Jan 2020 upon completion.



## 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 first floor. Wooden door opening to property entrance. Access to lift.

## Entrance Hallway

3'00 x 9'10 x 12'03 (0.91m x 3.00m x 3.73m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted electric heater. Wood panelled fire door leading to communal landing. Further wood panelled doors leading to living / dining room, Bedroom One and the shower room.

## Living / Dining Room

14'08 x 19'06 (4.47m x 5.94m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted electric heaters. UPVC double glazed wood frame original sash bay fronted windows overlooking Windsor Road. Through opening to kitchen. Wood panelled door leading through to the entrance hallway. A further wood panelled door opening to a airing cupboard.

## Kitchen

8'05 x 9'10 (2.57m x 3.00m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Vinyl flooring. Porcelain tiled splashback's. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated induction hob. Integrated oven. Integrated Fridge. Integrated Dishwasher. Stainless steel cooker hood. Through opening to living, dining room.

## Bedroom One

9'06 x 12'02 (2.90m x 3.71m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted electric heater. UPVC double glazed wood framed sash window overlooking Windsor Road. Wood panelled door leading through to the entrance hallway.

## Family Shower Room

5'01 x 8'08 (1.55m x 2.64m)

Smoothly plastered ceiling with inset lights and vent extractor. Porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. Pedestal wash hand basin, close coupled toilet. Corner shower with thermostatically controlled shower overhead.

## 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.

