



**Cambrian Terrace  
Borth  
Ceredigion  
SY24 5HU**

**Offers in Excess of £143,000**

**bettermove**

# Cambrian Terrace

## Borth

A SPACIOUS 2/3 Bedroom 2 Bathroom Flat in Borth, available CHAIN FREE for immediate possession. Call for details!

Bettermove are proud to present this 2/3 bedroom top floor flat in Borth available with no forward chain.

The property benefits from double glazing, modern efficient storage heaters throughout and has off street parking available to the front of the property. The council tax band is B.

Currently, this is a leasehold property with 181 years remaining on the lease; the service charge is £500 per annum which includes the ground rent. A proportional share of the freehold has recently been offered to the current owners so this will be passed to the new owners.

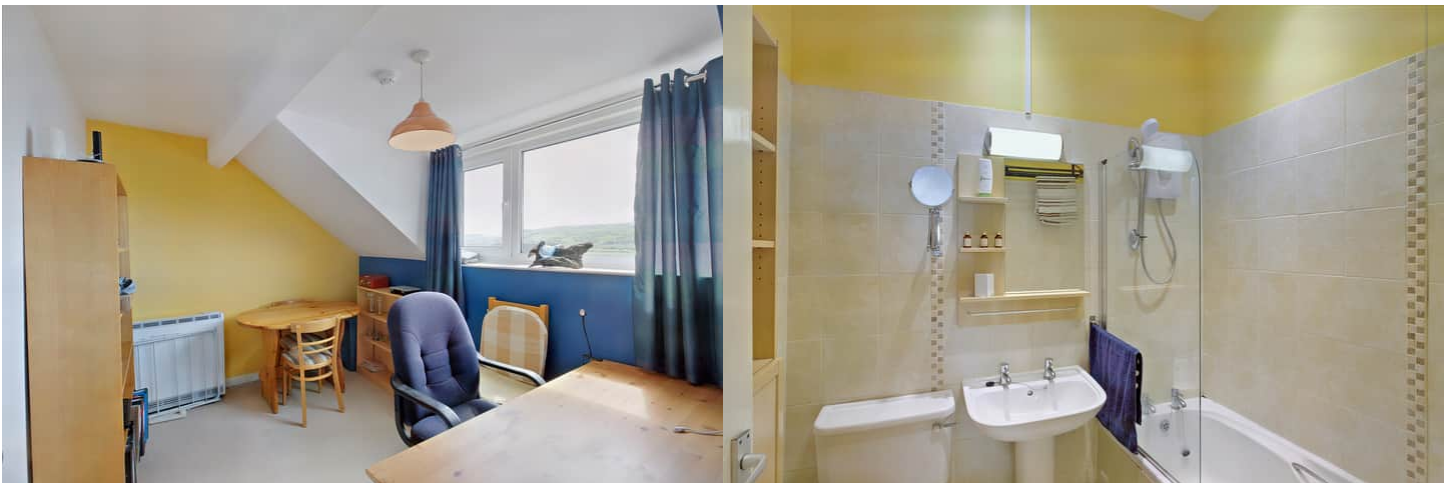
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, family bathroom and bedroom 3 on the first floor. The top floor consists of 2 further bedrooms, one currently a study, one with an ensuite.

Located in the popular town of Borth near to the Dyfi National Nature Reserve at Ynyslas, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Borth Train Station, the A487 and many local buses.

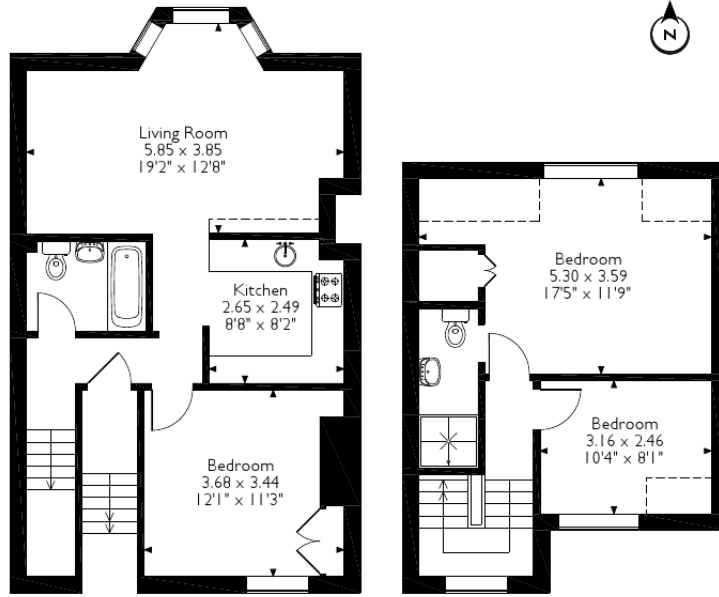
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Cambrian Terrace, Borth  
 Approximate Gross Internal Area  
 83 Sq M/893 Sq Ft



**Fourth Floor**

**Fifth Floor**

Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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