

FOR
SALE



Flat C, 28 Harvey Crescent, Aberavon, Port Talbot, West Glamorgan SA12 6DG

£75,000 - Leasehold

20, Station Road, Port Talbot, SA13 1JB 01639 888159 info@tonyjohnproperty.co.uk

PROPERTY SUMMARY

****No Ongoing Chain**** ****Investment Purchase Only**** A one bedroom, ground floor flat sold with tenant in-situ, commanding a rental income of £5,520.00. Situated in this well regarded development and less than a ten minute walk from the beach front.

POINTS OF INTEREST

- Ground Floor Flat
- Double Glazed
- Allocated Parking
- Tenant In-Situ
- Economy 7 Heating



ROOM DESCRIPTIONS

Hallway

Timber framed door, laminate flooring, doors to all rooms, storage heater.

Living Room / Kitchen

6.33m x 3.8m (20' 9" x 12' 6")

Living Area:- Laminate flooring, uPVC double glazed window to rear, 2 x storage heaters.

Kitchen Area:- Laminate flooring, fitted with a range of base and wall mounted units, sink unit, extractor hood, tiled splash backs.

Bedroom

2.71m x 3.15m (8' 11" x 10' 4") Laminate flooring, uPVC double glazed window to rear, built in storage cupboards.

Bathroom

1.72m x 2.11m (5' 8" x 6' 11") Laminate flooring, fitted with a three piece bathroom suite with electric shower over bath, extractor fan, airing cupboard housing immersion heater.

Storage Cupboard

Laminate flooring, electric consumer units.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,587.64

Parking Types: Allocated.

Heating Sources: Double Glazing. Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL. FTTP.

Accessibility Types: Lateral living. Level access.

Mobile Signal

Provider	Performance
EE	91%
3	79%
Vodafone	67%
o2	61%

EPC Rating: C (72)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



