

REDUCED



27 Geraint Jeremiah Close, Neath, West Glamorgan SA11 2JY

£74,995 - Leasehold

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

PROPERTY SUMMARY

****A LIGHT & AIRY, WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT SITUATED IN THIS WELL MANAGED BLOCK****

POINTS OF INTEREST

- Lovely Bright Flat
- Ground Floor Flat
- Double Glazed
- Allocated Parking
- Well Managed Block



ROOM DESCRIPTIONS

Hallway

Via timber front door, fitted carpet, doors to kitchen/living room, bedroom, bathroom airing cupboard (housing immersion heater) and storage cupboard, security intercom, storage heater.

Kitchen / Living Room

6.74m x 3.45m (22' 1" x 11' 4") Living area:- Fitted carpet, double uPVC double glazed patio doors with Juliette balcony to front, 2 x storage heaters.

Kitchen area:- Cushion flooring, fitted with a range of base & wall mounted units, sink unit, built-in electric oven & hob, extractor hood, uPVC double glazed window to rear.

Bedroom

2.87m x 3.56m (9' 5" x 11' 8") Fitted carpet, uPVC double glazed window to front, storage heater.

Bathroom

1.96m x 1.96m (6' 5" x 6' 5") Cushion flooring, fitted with a three piece bathroom suite in white, shower attachment over bath, uPVC double glazed window to rear, electric fan heater, extractor fan, tiled splash-backs.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,852.24

Parking Types: Allocated.

Heating Sources: Double Glazing. Electric. Night Storage.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Lateral living. Level access. Step free access.

EPC Rating: C (80)

Annual Service Charge: £2,190.00

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



