



**Clos Springfield
Talbot Green
Pontyclun
Mid Glamorgan
CF72 8FE**

Offers in Excess of £132,000

bettermove

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Bettermove are proud to present this 2 bedroom top floor flat in Talbot Green available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

The property is tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 978 years remaining on the lease; the ground rent is £100 per annum and the service charge is £190 per month.

The interior of this well presented property comprises a spacious living room, the fitted kitchen, two double bedrooms and the bathroom on the top floor of the building. The exterior boasts a well maintained communal garden, perfect for enjoying the summer months.

Located in the popular town of Talbot Green, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M4, Pontyclun Train Station and many local bus routes.

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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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