



63 Church Bell
Sound
, Bridgend, , CF31 4QH

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63 Church Bell Sound

Asking price **£115,000**

Located in a popular development within walking distance of Bridgend Town Centre, lies this spacious two bedroom first floor apartment.

Popular development within walking distance of Bridgend Town Centre

A short distance from the M4, McArthur Glen Shopping Outlet and the Princess of Wales Hospital

Modern two bedroom first floor apartment

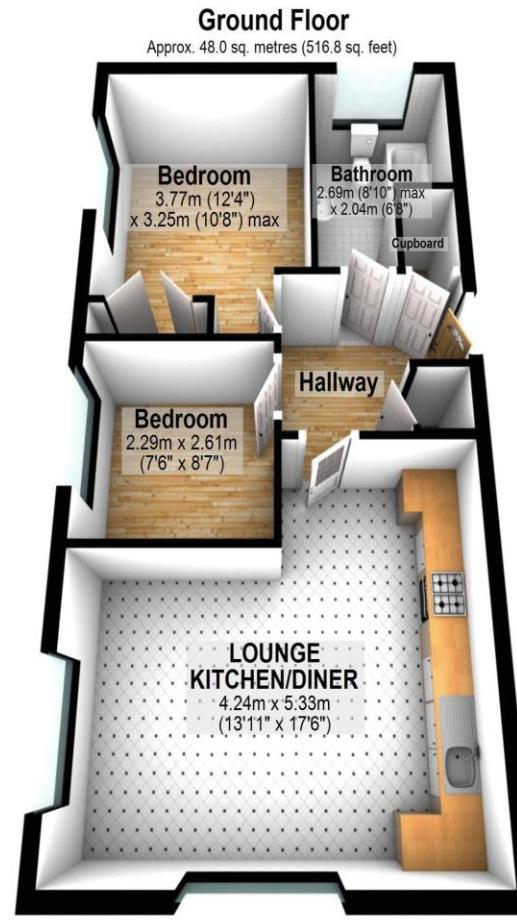
Allocated parking

Viewing is highly recommended



Built in 2007, the apartment block houses 3 apartments, number 63 is accessed via a communal entrance hallway with a staircase leading to all properties. The property is interested into a hallway with doors to two storage cupboards, lounge/kitchen/diner, both bedrooms and the family bathroom. The kitchen has been fitted with a range of base and wall mounted units with modern work surfaces over, There is a sink unit, electric oven with four ring gas hob and extractor hood over, plumbing and space for a washing machine, plumbing and space for a tumble dryer and space for fridge/freezer. The kitchen is open plan to the lounge/diner, there is space for a dining table and chairs and two PVCu windows to the front and side. Bedroom one is a spacious double room with PVCu window to the side and built in wardrobes. Bedroom two is a single room with PVCu window to side. The family bathroom has been fitted with a three piece suite comprising; low level

WC, pedestal wash hand basin and panelled bath with shower over. There is tiling to walls and an obscure PVCu window to rear. Outside there is a communal car park with allocated parking for one car and additional visitor parking. There are 92 years left on the lease. There were 125 years on the lease from 1st January 2005. The service charge is approximately £220 PCM. The ground rent is £200 PA. The ground rent is subject to review every 21 years from the start of the lease. The increase shall be the sum of the rent plus such sum as shall be the difference (in percentage terms) between the review value of the block and the first value of the block.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser, the services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.





Directions

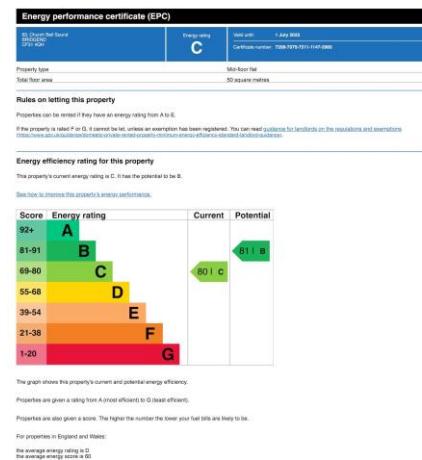
From Bridgend Town Centre, proceed up Park Street. Turn right onto St Leonards road and proceed to the T Junction turning right onto West Road. Follow this road as it bears onto Newcastle Hill and then turn onto Cefn Glas Road. Turn right into Church Bell Sound. The apartment block will be indicated by our for sale sign.

Tenure

Leasehold

Services

Council Tax Band C
EPC Rating C



Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.