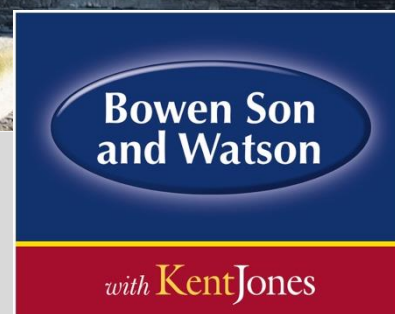




**Flat 7, 8 Marine Terrace, Aberystwyth,
Ceredigion, SY23 2DR
Offers in the Region Of £129,950**



Bowen Son and Watson are delighted to introduce this one bedroom seafront apartment located in the popular coastal town of Aberystwyth. Occupying a prominent position on Aberystwyth's famous promenade, this stylish apartment enjoys magnificent views and represents a rare and unique opportunity to secure a property in this prime location within a highly regarded University and holiday town.



Flat 7, 8 Marine Terrace, Aberystwyth,
Ceredigion, SY23 2DR

- Sea Front Promenade Position
- One Bedroom Apartment
- Ideal for Holiday, Investment or Owner Occupation
- Recently Refurbished with Contemporary Fittings
- High Quality German Kitchen
- Communal Landscaped Courtyard

General Remarks

The property is situated within a limited release of 1 Bedroom seafront apartments ideal for holiday/investment or owner occupation. Occupying a prominent position on Aberystwyth's famous promenade, these stylish apartments enjoy magnificent views. The properties have been sympathetically and imaginatively refurbished with careful attention to detail using contemporary fittings whilst retaining the historical features.

Location

The Coastal Town of Aberystwyth offers a range of services and facilities including University, Hospital, Supermarkets, and High Street Brands. The redevelopment is still ongoing with the recent opening of the Tesco store and Marks & Spenser's store. This characterful town enjoys a variety of excellent restaurants, cafes, pubs and intriguing specialist shops that provide a wide range of cuisine to suit most tastes.

Kitchen/Living Area

The high quality contemporary 'German' kitchen comprises stainless steel oven with ceramic hob, integrated fridge/freezer and dishwasher with Dalsouple flooring. Within the living area, there are fitted carpets throughout, feature fireplace and Sky satellite aerial system. The property benefits from an efficient electric heating system.

Bathroom

The bathroom comprises a white bathroom suite with 'Grohe' showers, tiled walls and Porcelain floor.

Bedroom

Externally

To the rear, the property benefits from a communal landscaped courtyard.

Tenure

The property will be Leasehold. All homes will be sold on a 199 year lease. A service charge will be levied to cover building insurance, lighting cleaning and decoration of communal areas and ground maintenance. The service charge and annual ground rent charge are reviewed annually.

EPC Rating

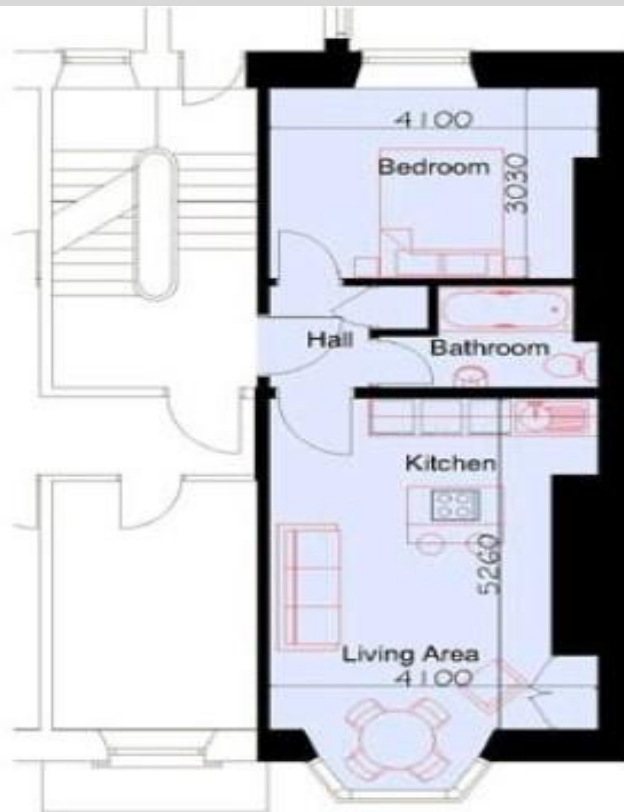
EPC Rating - Band 'C' (70).

Chartland Homes

The Chartland Group are synonymous with renovating and converting individual and small complexes of listed heritage buildings into stunning homes in desirable locations.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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