



This 2 Bedroom unfurnished 3rd floor apartment is located close to Barmouth seafront is available for long-term rental on an Occupation Contract

The picturesque town of Barmouth enjoys a wide open sandy beach and a pretty harbor which attracts large numbers of holidaymakers in the summer months but becomes a sleepy seaside town in the winter months.

Barmouth is a sought-after destination for those wishing to relocate from the hustle and bustle of the cities in order to enjoy a slower pace of life. However, Barmouth offers excellent road and rail transport to all parts of the country and a wide selection of independent shops and restaurants while also offering local Drs and Dentists surgery.

- **2 Bedrooms**
- **Gas Central Heating**
- **Newly Decorated**
- **Fully Double Glazed**
- **Newly Carpeted Throughout**
- **Close to Shops & Beach**

ACCOMMODATION

The accommodation of this newly redecorated apartment briefly comprises of the following:

Lounge

Double glazed windows to the front elevation
Central Heating Radiator
Newly decorated in White
Newly carpeted in Grey

Kitchen/Diner

Dining Kitchen with double-glazed window to the rear. The modern fitted kitchen has a range of modern base and wall units. Central heating radiator

Bedroom 1

Double glazed windows to the front elevation
Central Heating Radiator
Newly decorated in White
Newly carpeted in Grey

Bathroom

Fitted bathroom with a white 3-piece suite including Hand basin, WC & Bath with handheld shower.

Bedroom 2

Double glazed velux style window
Central Heating Radiator
Newly decorated in White
Newly carpeted in Grey

Study

Council tax band A
EPC Rating
Has Central Heating
Fully double glazed



Instructions for applying for this property

1. Return our New Tenant Application Form along with copies of your photo ID, recent Utility bill and Bank Statement. Please provide as much information as possible and include email addresses for your references
2. Inform your references to expect contact from us, where possible this will be by email
3. We will contact you ASAP to inform you if you have been successful or not.

Bank Details for BACs Payments

Account Name:

Lounge Letting

Sort Code:

20 35 47

Account No:

83035352

Reference

**1st Line of property address
that you are applying for**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

Flat 5 Richmond Court
Beach Road
BARMOUTH
LL42 1LP

Energy rating

D

Valid until: **21 March 2030**

Certificate number: **8590-7827-6470-4922-2222**

Property type

Top-floor flat

Total floor area

66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60