



Castle Quay, The Latt,
Neath, Neath Port Talbot, SA11 3LW.

Offers in the Region Of £64,950

*****Exclusive with Abbey Residential Agents*****

Abbey Residential Agents are proud to offer this one bedroom, second floor purpose-built apartment situated in a sought-after position within Neath.

This home requires updating which is reflected in the marketing figure. Vacant Possession with No Onward Chain.

The accommodation consists of a communal entrance with a staircase to the second floor. Entrance hall, lounge with a kitchen off, one bedroom and a family bathroom. Allocated parking for one vehicle.

Entrance

via communal entrance door.

Communal Hall

Staircase to the second floor. Door into Number 12.

Hall

Double glazed window to the front aspect. Textured ceiling with coving and spotlights. Storage heater. Storage cupboard.

Family Bathroom

6' 0" x 5' 6" (1.83m x 1.68m)

Textured ceiling with coving. A suite consists of pedestal wash hand basin, toilet, panelled bath. Fully tiled to walls. Cupboard with tank.

Bedroom One

8' 7" to the wardrobes x 8' 0" (2.61m x 2.44m)

Double glazed window to the front aspect, textured ceiling with coving. Fitted cupboards. Access to the loft.

Lounge

9' 5" x 11' 0" (2.87m x 3.35m)

Box bay window to the rear aspect, textured ceiling with coving. Storage heater. Folding door into the kitchen.

Kitchen

7' 6" x 5' 8" (2.28m x 1.73m)

Window to the rear aspect. Textured ceiling with coving and integrated spot lights. A range of fitted wall and base units inset sink unit. Space for a washing machine. Space for an undercounter fridge. Inset oven, hob and extractor fan. Fully tiled to walls.

Parking Area

Allocated parking for Number 12 at the entrance of the complex.

Tenure - Leasehold

999 year lease from 1995. Please note that the owners of the apartments manage the apartments. We have been informed that fees are £35 per month which include insurance. Please check the information with your solicitor.



Council Tax - A

Energy Performance Certificate

Current - 66 - D Potential 79 - C Total Floor Area 30 square metres, Certificate number - 0081 - 0200 - 3404 - 8818 - 9210 Valid until 7th August 2034 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact ourselves to arrange an appointment to visit the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these

particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





