

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- SECOND FLOOR RETIREMENT APARTMENT.
- LOUNGE/DINING ROOM 22' x 16'. 2 WC's.
- ELECTRIC UNDERFLOOR HEATING.
- WALKING DISTANCE TOWN CENTRE.
- 2 DOUBLE BEDROOMS - 1 EN-SUITE.
- FITTED KITCHEN/DINING ROOM 14' 5" x 8' 10" (4.39m x 2.69m).
- PVCu DOUBLE GLAZED WINDOWS.
- PRIVATE COMMUNAL CAR PARKING AND GARDEN.

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The Parade
Carmarthen SA31 1LW

£165,000 OIRO
LEASEHOLD

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The Property
Ombudsman

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A well presented spacious **SECOND FLOOR 2 DOUBLE BEDROOMED RETIREMENT APARTMENT** (60 years of age or over) enjoying an easterly aspect being 1 of 49 purpose built units (2003) specifically designed for the actively retired, situate fronting onto 'The Parade' and 'North Parade' within a **short level walk** of the Doctors Surgeries, Public Library etc that are available at Carmarthen town centre.

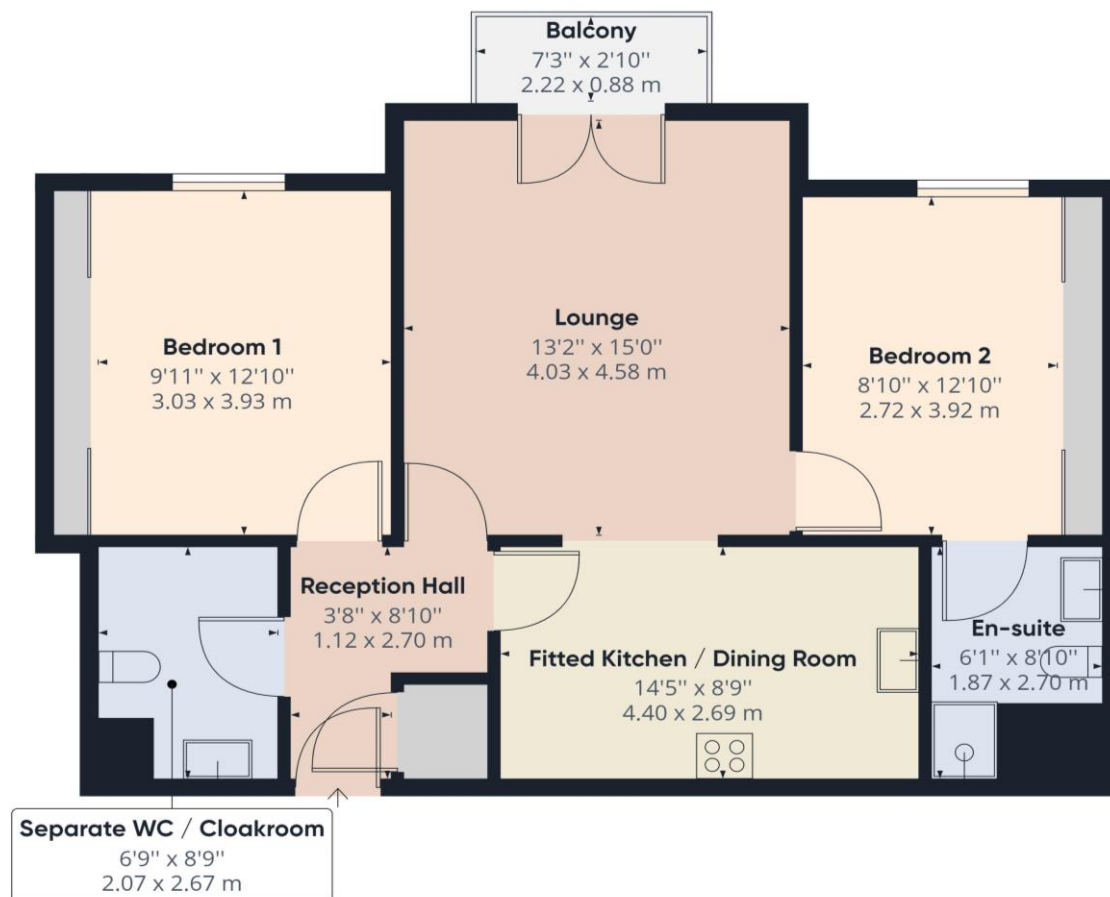
The Development has the benefit of private communal car parking, a communal landscaped garden and is managed by a House Manager (9am to 4pm Monday, Wednesday and Friday). Residents have the benefit of the use of a **RESIDENT'S LOUNGE, RESIDENTS CONSERVATORY, GUEST SUITE** (subject to availability and booking) and **LAUNDRY ROOM** with each Apartment having a **DOOR VIDEO ENTRY TELEPHONE** and all the Apartments are approached via communal Hallways and Landing areas with the first, second and third floor Apartments serviced by **TWO LIFTS** and **THREE STAIRWELLS**.

ELECTRIC UNDERFLOOR HEATING with room thermostats. **DOOR VIDEO ENTRY SYSTEM**.

PVCu DOUBLE GLAZED 'SASH' WINDOWS. SMOOTH SKIMMED AND COVERED CEILINGS.

BURGLAR ALARM. INLAID LIGHT OAK VENEERED INTERNAL DOORS.

CCTV COVERING CAR PARKS AND GARDEN. THE FITTED CARPETS ARE INCLUDED.



LIGHT OAK VENEERED ENTRANCE DOOR with letter box and 'peephole'.

RECEPTION HALL 8' 10" x 6' 11" (2.69m x 2.11m) 'L' shaped with hardwood bamboo flooring. Smoke detector. 2 C/h room thermostats (Hall and Separate WC). Burglar alarm keypad. 'Panic' button. Recessed downlighting. Door entry telephone.

FITTED AIRING/STORE CUPBOARD with C/h timer control. Electric consumer unit. Electric 'Trianco Aztec' electric boiler. Pressurised hot water cylinder.



SEPARATE WC 8' 9" x 6' 10" (2.66m x 2.08m) overall slightly 'L' shaped with fully tiled walls. Ceramic tiled floor. 2 Piece suite in white comprising pedestal wash hand basin and WC. Provision for bath. 2 Double wardrobes to bath tub space. Recessed downlighting. Wall light with shaver point. Fitted wall mirror. Trickle vent.



DOUBLE BEDROOM 1 12' 11" x 12' (3.93m x 3.65m) with C/h room thermostat. PVCu double glazed sash window. TV and telephone points. Smoke detector. 6 Power points. Fitted wall-to-wall/floor-to-ceiling wardrobes with sliding mirrored doors.



FITTED KITCHEN/DINING ROOM 14' 5" x 8' 10" (4.39m x 2.69m) with part tiled walls. Ceramic tiled floor. Trickle vent. Smoke detector. 11 Power points plus fused points. Range of fitted base and eye level 'William Ball' beech effect kitchen units having granite worktops incorporating a retractable ironing board, sink unit, canopied cooker hood, 'NEFF' ceramic hob and 'NEFF' single oven. Integrated 'NEFF' washings machine. Recessed downlighting. C/h room thermostat. **5' 7" (1.7m) wide opening to**

LOUNGE 15' 1" x 13' 4" (4.59m x 4.06m) with smoke detector. TV and telephone points. 8 Power points. Recessed downlighting. C/h room thermostat. PVCu double glazed double 'French' doors to the **RAILED BALCONY with a view.**



MASTER DOUBLE BEDROOM 2 12' 11" x 10' 10" (3.93m x 3.3m) overall with TV and telephone points. PVCu double glazed sash window. Smoke detector. C/h room thermostat. 6 Power points. Fitted cupboard. Fitted wall-to-wall/floor-to-ceiling wardrobes with sliding mirrored doors that incorporate the fire exit door.

EN-SUITE SHOWER ROOM 6' 1" x 5' 10" (1.85m x 1.78m) extending to 8' 10" overall with fully tiled walls. Ceramic tiled floor. Wall light with shaver point. Fitted wall mirror. 2 Piece in white comprising WC and pedestal wash hand basin. Tiled shower enclosure with plumbed-in shower over and shower tray to match. Trickle vent. Recessed downlighting.

EXTERNALLY

Communal car parking and landscaped garden covered by CCTV.







ENERGY EFFICIENCY RATING: - C (70).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0018-0202-8309-1606-4510.

LEASE: - The Apartment is held under the residue of the terms of a **125 Year Lease** that commenced 2004.

SERVICE CHARGE: - £916.48p **payable half yearly in advance** on the 1st January and 1st July (**£1,832.96p per year**) to **include** the cleaning/maintenance of all communal areas including the garden, parking areas, lifts, stairwells, Buildings Insurance, use of the communal Laundry Room, maintenance/upkeep of CCTV, external lighting and controlled door entry systems etc. **RESIDENTS** are responsible for their own electricity, heating, telephone, Water Rates, Council Tax charges and own Home Contents Insurance which appertain to their own particular apartment.

GROUND RENT: - £350.00p payable **half yearly in advance** on the 1st January and 1st July (£700.00p per year). *Applicants should note that we understand that the lease provided for the Ground Rent is to double at the end of 2023/beginning of 2024.*

SERVICES: - Mains electricity, water (metered) and drainage. Telephone subject to BT regs.

COUNCIL TAX: - BAND D. 2023/24 = £ 1,942.04p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict

Details amended – 11.01.2022, 22.02.2023, 23,03,23, 02.06.23, 14.09.23.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.09.2021 - REF: 6198