



A very well presented immaculately maintained ONE DOUBLE BEDROOMED GROUND FLOOR RETIREMENT APARTMENT that has been occupied for the past eighteen years by the Vendor being 1 of 46 purpose built units specifically designed for the actively retired situate fronting onto 'The Parade' within walking distance of the local Supermarket and Carmarthen town centre. RECEPTION HALL, WALK-IN AIRING/LINEN/STORE CUPBOARD, SHOWER ROOM with fitted bathroom furniture, DOUBLE BEDROOM 14'1 x 8'7 plus built-in wardrobe, LIVING/DINING ROOM, FITTED KITCHEN. The apartment has direct access to the side communal garden and the car park at rear can be accessed from this side garden if so desired.ECONOMY 7 ELECTRIC HEATING.PVCu DOUBLE GLAZED WINDOWS.THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.The development has the benefit of private communal Car Parking, a communal landscaped garden and is managed by a RESIDENT HOUSE MANAGER.Residents have the benefit of the use of a RESIDENTS LOUNGE, GUEST SUITE (subject to availability and booking) and LAUNDRY ROOM with each apartment having a DOOR ENTRY TELEPHONE together with INTERCOM communicating with the Resident House Manager and all of the Apartments are approached from a central Reception Hallway via communal hallways and Landing areas with the first, second and third floor apartments serviced by a LIFT.The accommodation comprises with approximate measurements:RECEPTION HALL with 'Tunstall' audio door entry system.WALK-IN AIRING/LINEN/STORE CUPBOARD OFFSHOWER ROOM (2010) with vinyl floor covering. Fully tiled walls. Wall mounted electric fan heater. Extractor fan. 2 piece suite in white comprising WC and wash hand basin with fitted bathroom cabinets beneath. Wall light with fitted mirror. 'Quadrant' shower enclosure with electric shower over and sliding shower doors.DOUBLE BEDROOM 14' 1" x 8' 7" (4.29m x 2.61m) plus built-in wardrobe with double folding doors. Wall mounted electric heater. 2 Wall light fittings. PVCu double glazed window.LIVING/DINING ROOM 17' 5" x 10' 7" (5.30m x 3.22m) with 2 wall light fittings. Wall mounted electric heater. TV and telephone points. Feature fireplace incorporating an electric fire. PVCu double glazed door and side screen to and overlooking the side communal garden and paved patio area.FITTED KITCHEN with vinyl floor covering. Fully tiled walls. Range of fitted base and eye level kitchen units (Circa 2010) incorporating a sink unit, ceramic hob and double oven. Space for a fridge. Extractor fan.EXTERNALLYCommunal car parking to the rear. Rear communal landscaped gardens. On street 'Permit' parking also available to fore.LEASE - The property is held under the residue of the terms of a 125 year Lease that commenced we understand on the first day of December 1988.SERVICE CHARGE - 945.49p for the period 01.09.15 to 29.02.16 to include Water Rates and the cleaning/maintenance of all communal areas. Residents are responsible for their own electricity, heating, telephone and Council Tax charges which appertain to their own apartment.GROUND RENT - 243.92p payable half yearly in advance on the 1st of March and 1st of

September (487.84p per year)ENERGY EFFICIENCY RATING: -ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the EPC Register Website and by inserting the following EPC ID:SERVING: - Main electrical supply, drainage, gas and Telecommunications to B.T. Telecom COUNCIL: - BAND A/B/C/D/E - 135.07p. This information has been obtained from the valuation office at the Carmarthenshire County Council Website and may not always be accurate. This advice is for you to make your own enquiries directly with the relevant Tax Department of Carmarthenshire County Council. AUTHORITY: Carmarthenshire County Council, County Hall, Park Road, AGE 13-12p. - None of the services or appliances (heating, ventilation or electrical installations) mentioned in these 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 items which are not for sale or included in the sale of the property. VIEWING STRICTLY BY APPOINTMENT

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