



## Features

- Ideal Investment Opportunity
- 2 Double Bedrooms
- Good Size Open Plan Kitchen Living Room
- Currently Let
- Family Bathroom
- Secure Undercroft Parking
- Lift And Stairs To All Floors
- Long Lease - 999 Years From 2007
- Close To University And City Centre

## Description

The Umbrella Homes are pleased to offer this spacious 2 Bedroom modern second (top) floor apartment. The property is currently let on an assured shorthold tenancy at £595pcm.

### Full description

**Tenure:** Leasehold

**ENTRANCE** The apartment block is located above retail shops on North Road. The main entrance is accessed from North Road, second entrance accessed from the secure undercroft parking which is located directly underneath Parkfield House and accessed from Llys Tal-Y-Bont Road.

Parkfield House benefits from both stair and lift access to each floor. The apartment is located on the top floor overlooking North Road.

**HALLWAY** Access to each of the additional rooms, video intercom, store cupboard located at the end of the hallway. Laminate flooring, white painted walls, night store heater, ceiling spotlights.

**KITCHEN / DINER / LIVING ROOM 21' 04" x 21' 00" (6.5m x 6.4m)** Large open plan kitchen / living area with plenty of space for a dining table and chairs. Large floor to ceiling uPVC double glazed windows overlooking North Road allow plenty of natural light to create a greater sense of space and assists with keeping the apartment well heated. Laminate floor, white painted walls, night store heater. The fitted 'L' shape kitchen has both wall and floor mounted units, space for appliances and plumbed ready for washing machine. Fitted electric oven and ceramic hobs, stainless steel sink and drainer, chrome extractor fan.

**MASTER BEDROOM 15' 03" x 8' 11" (4.65m x 2.72m)** Good size double bedroom allows space for double bed, wardrobes and desk. uPVC double glazed window, fitted carpet, night store heater. BT phone point

**BEDROOM 2 15' 03" x 8' 11" (4.65m x 2.72m)** Second bedroom equally good size with similar layout just flipped in reverse. Allows space for double bed, wardrobes and desk. uPVC double glazed window, fitted carpet, night store heater. Store cupboard housing boiler.

**BATHROOM 5' 04" x 7' 10" (1.63m x 2.39m)** Includes three piece suite, bath with over head shower, floor mounted WC and hand basin with built in storage. Heated towel rail, extractor fan.

### ADDITIONAL INFORMATION

Remaining lease years: 999 from January 2007

Service charge: £2044 approx. per annum

Ground rent: TBC