Tom Parry



The Oakleys , Porthmadog, LL49 9AJ

£149,950

- Fantastic ground floor apartment
- No onward chain
- Short walk to the railway, harbour and the centre of town
- Self contained with modern fitted kitchen
- Designated parking space
- Second home







Our Ref: P1579

ACCOMMODATION
All measurements are approximate

Entrance Hallway
with intercom system and laminate flooring

L Shaped Kitchen/Dining/Living Area
7.276 x 4.68 overall (23'10" x 15'4" overall)

Living Area
with dual aspect windows; 'French' doors to the front; space for dining table and chairs and laminate flooring

Kitchen Area
with a range of two tone fitted wall and base units; 'French' doors to the rear; integrated electric oven with gas hob and extractor over; space for under counter fridge to peninsula island; space and plumbing for washing machine; inset stainless steel sink and cupboard containing wall mounted "i-mini" combi boiler

Bedroom 1
3.22 x 3.169 (10'6" x 10'4")
with window to rear and carpet flooring

Bedroom 2
4 x 2.36 (13'1" x 7'8")
with window to the rear and carpet flooring

Bathroom
with panelled bath with shower over; pedestal wash basin; low level WC and heated towel rail

EXTERNALLY
Allocated parking for one vehicle

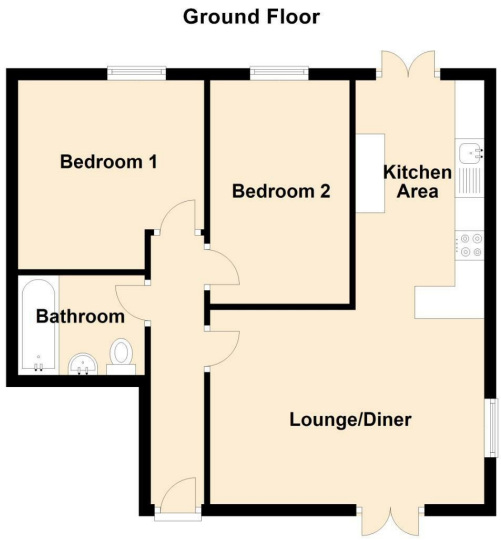
SERVICES
All mains services. Underfloor heating throughout.

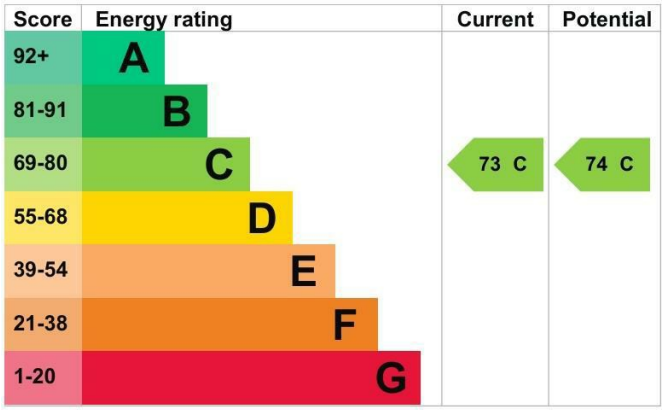
MATERIAL INFORMATION
Tenure: Leasehold on 999 year lease with 980 years unexpired

Service Charge: £140.70 per month

Ground Rent: £250pa

Currently a second home







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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