

Payton  
Jewell  
Caines



Brook Court, Bridgend, Bridgend County.  
CF31 1GW

£118,000





## Brook Court, Bridgend, Bridgend County. CF31 1GW

Modern two bedroom second floor apartment comprising entrance hall, open plan lounge/kitchen/diner, bathroom, EN SUITE to bedroom one, dedicated car parking space plus visitor parking. Viewing recommended. Ideal first time or investment purchase.

**£118,000 - Leasehold**

- Modern two bedroom apartment
- Open plan lounge/kitchen/diner
- En suite to bedroom one
- Dedicated car parking space
- Ideal first time or investment purchase
- EPC - C / Council tax - D / Leasehold



## DESCRIPTION

A well presented two bedroom second floor apartment situated within walking distance of Bridgend town centre with all its amenities and facilities. It is also conveniently located for access to the Princess of Wales Hospital, McArthur Designer Outlet, the M4 corridor and the A48. Ideal first time or investment purchase.

## ENTRANCE

Via main door on the ground floor with two flights of stairs leading to the hallway.

## ENTRANCE HALL

Via hardwood door, emulsioned ceiling and walls, skirting and laminate flooring. Wall mounted electric storage heater and central heating control. Fitted storage cupboard housing the hot water tank with shelving and a further storage cupboard.

## BATHROOM

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and shower attachment. Heated wall mounted towel rail.

## LOUNGE/DINER (10' 3" x 16' 9") or (3.13m x 5.10m)

Overlooking the front of the property via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Wall mounted electric storage heater and video entry phone. Space for living and dining and opening through to the kitchen.

## KITCHEN (10' 2" x 7' 7") or (3.10m x 2.30m)

Emulsioned ceiling with recessed LED spot lights, emulsioned walls and vinyl flooring. A range of low level and wall mounted kitchen units with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer. Integrated electric oven with electric hob and overhead extractor hood. Integrated washing machine and under counter fridge and freezer.

## BEDROOM 2 (12' 2" x 7' 1") or (3.70m x 2.15m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Wall mounted electric storage heater.

## BEDROOM 1 (15' 1" x 8' 10") or (4.60m x 2.70m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Wall mounted electric storage heater and doorway through to the en suite shower room.





## **EN-SUITE SHOWER ROOM**

Emulsioned ceiling and walls with recessed LED spot lights, ceiling mounted extractor, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and shower cubicle with fully glazed sliding doors housing a plumbed shower with ceramic tiles to all splash back areas. Shaver point and wall mounted heated chrome towel rail.

## **OUTSIDE**

Communal car parking with dedicated space plus visitors.

## **NOTE**

We have been advised by the vendor that the leasehold is as follows;


Date of lease: 1 January 2006

Length of lease: 999 years

Ground rent: £50 p/a

Service Charge: £139 pcm

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. 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 Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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