



**15 Gerddi Rheidol, Trefechan  
Aberystwyth Ceredigion SY23 1DB**

**Guide price £130,000**



## For Sale By Private Treaty

A purpose built 2 bedroom first floor retirement flat in a convenient edge of town location.

The accommodation is highlighted on the attached floor plan. The flat benefits from full double glazing and electric heating.

The block was developed in 1988 on the edge of town at Trefechan. Access to the town centre can be gained by foot over the pedestrian bridge over the river Rheidol to Park Avenue. We attach specific details of the benefits of living at Gerddi Rheidol which include a Warden, Call and Door Entry System, Guest Bedroom, Laundry, Lift and Parking.

## Tenure

Leasehold 999 year lease granted in 1988

## Services

Mains electricity, water and drainage.

## Council Tax

Band C

## Service Charges

Approximately £195 PCM to cover cost of Warden, Gardener, Window Cleaner, Water Rates, Communal cleaning light and heating (communal areas), together with Building Insurance.

Prospective purchasers please note remedial works are to be undertaken at Gerddi Rheidol which will bring liability for each flat. At present the leaseholders are negotiating with the contractor what works are deemed necessary and what timescale the works should take place in. It is estimated that the liability for the flat is

approximately £20,000 which has been reflected in the Guide Price.

## Viewing

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

## Communal Entrance Foyer.

With staircase and lift and access to Guest Bedroom and Laundry Room.

## Front entrance door to

## Reception Hallway

Intercom/Alarm system, walk in Airing Cupboard and night Storage heater. Door to

## Kitchen

11'1 x 9'6 (3.38m x 2.90m)



Comprising single drainer stainless steel sink unit. Base and eye level units. Appliance spaces.

Cooker point. Tiled splashbacks. Plumbing for washing machine. Night Storage heater

## Living Room

10'7 x 18'9 (3.23m x 5.72m)



with 2 windows to the fore, telephone point and Night Storage heater. Door to

### Sun Lounge

6'3 x 8'9 (1.91m x 2.67m)



With window to fore and shelving.

### Bedroom 1

10' x 8'4 (3.05m x 2.54m)



With window to fore and slimline heater.

### Bedroom 2

12'5 x 9'8 (3.78m x 2.95m)



With window to fore and slimline heater.

### Box Room

5' x 7'2 (1.52m x 2.18m)

### Bathroom

6' x 6'1 (1.83m x 1.85m)



comprising bath with Shower over and screen, WC and Wash Basin. Dimplex Fan Heater, shaver point and light. Vent Axia extractor fan.

### Directions

Proceed South out of town over Trefechan Bridge passing the Fire Station on your right. Turn left (after the bend) to Gerddi Rheidol and the Block of Flats is on your right.

Apartments at Gerddi Rheidol have been designed specifically for the older person. Special features such as warden call and door entry system enable residents to enjoy independence with security.

Our apartments all have: -

- Easily operated double glazed windows
- Separate fitted kitchens
- Full warden call and security phone
- Specially designed bathroom suites
- Entry phone to enable front door to be opened without leaving your flat
- All switches and power points at convenient levels
- Television aerial and telephone outlets

Outside the privacy of your own front door there is ample amenities for the utmost convenience of every owner.

These include: -

- Landscaped gardens with lawns and planting
- Ample car-parking
- Guest bedroom with private facilities, fully furnished and available for use by visiting friends or relatives (need to reserve)
- Laundry room with electric washing machines and dryers. Direct access to a screened off drying area.
- Refuse store – no lifting of heavy bins
- Automatic passenger lift

#### **SALE**

Apartments are sold on a 999-year lease. From the onset the Management are responsible for day-to-day management, including external maintenance, gardening, warden and other service.

*No car parking charges: No ground rent*

#### **RUNNING COSTS**

There is a fully experienced team managing the residence both efficiently and economically. The service charge covers: -

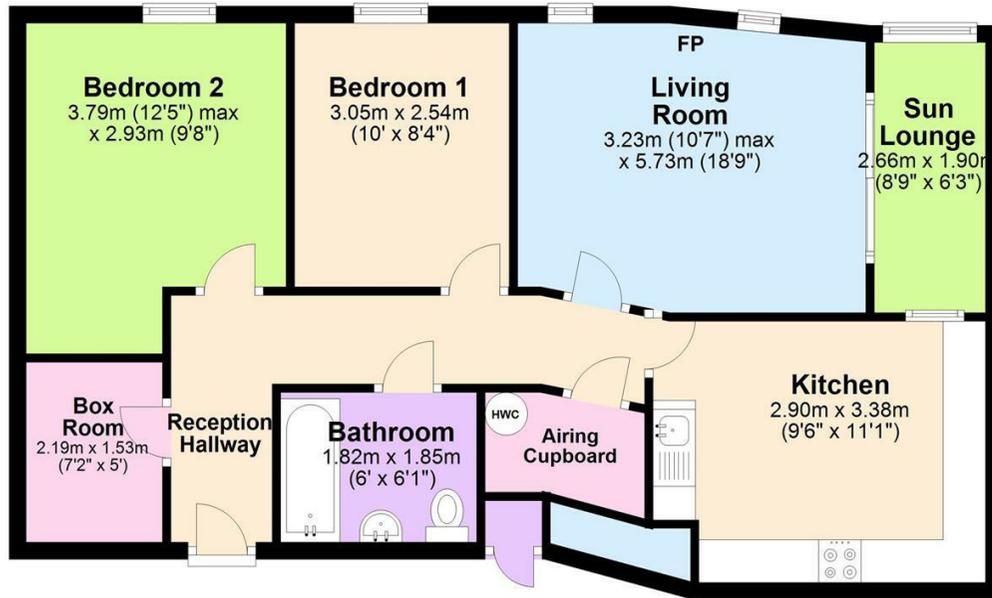
- Cost of Warden's service (resides on site, available at scheduled times).
- Lighting and cleaning of communal areas
- Comprehensive insurance of the structure
- Maintenance of the structure
- Redecoration of common parts and exterior
- Maintenance of lift, alarm system and heating system
- Operating Laundry room
- Management of scheme
- Contents insurance
- TV Licence
- Water rates.

#### **PERSONAL COSTS**

Compare these costs with what you are paying now and you will see how you can afford the security and the relief of maintenance worries.

Council tax, electricity, cooking, heating (separately metered) are the responsibility of the individual occupiers.

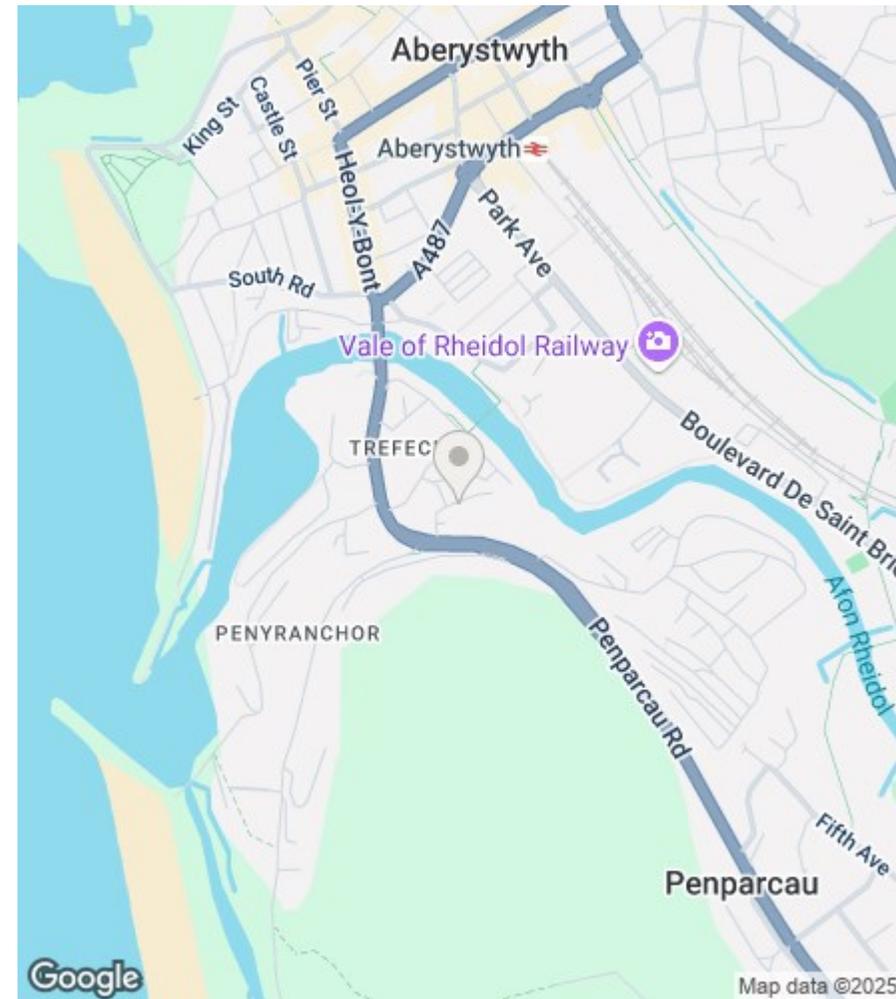
### Ground Floor



Total area: approx. 70.9 sq. metres (763.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

### 15 Gerddi Rheidol, Trefechan, Aberystwyth



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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