



Lant Avenue
Llandrindod Wells
Powys
LD1

Offers in Excess of £100,000

bettermove

Lant Avenue Llandrindod Wells

Bettermove are proud to present this 2 bedroom maisonette in Llandrindod Wells, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with public parking available nearby.

The council tax band is A.

This is a leasehold property with 103 years remaining on the lease; the ground rent is £10.00 per annum, and the service charge is £195.00 per annum.

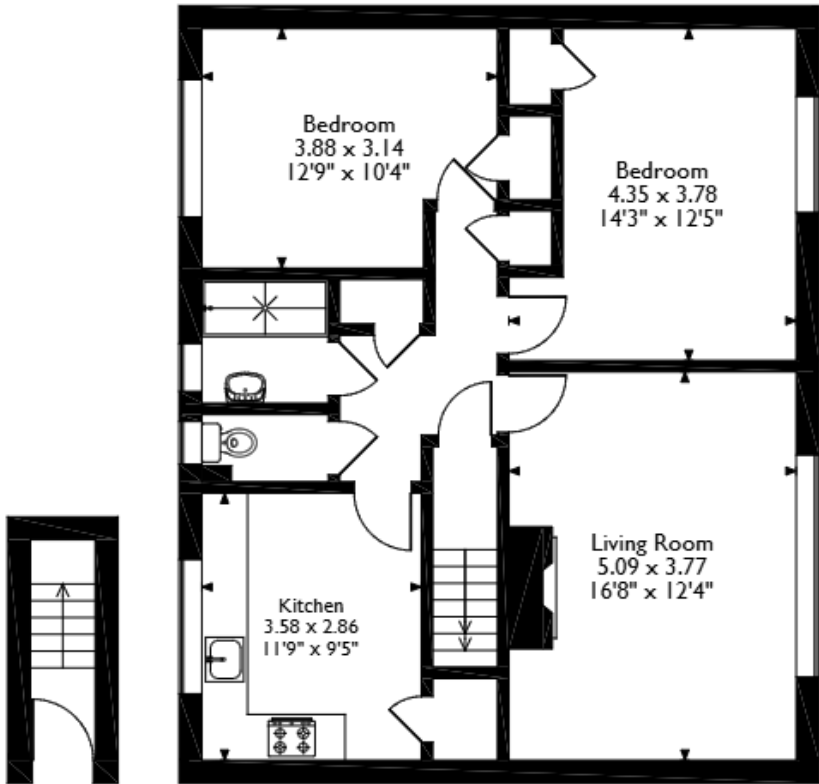
The interior of this well presented property comprises a spacious living room, fitted kitchen, two double bedrooms, and a shower room, with separate WC. Outside, the property boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Llandrindod Wells, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Llandrindod Train Station, a variety of local bus routes, and quick access to the A44.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Lant Avenue, Llandrindod Wells
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



Ground Floor

First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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