



Flat 2 Uxbridge Court, Holyhead Road, Bangor, Gwynedd,  
LL57 2HW, £59,950

HAF  
JONES &  
PEGLER



A warden controlled retirement apartment situated on the lower ground floor in the Uxbridge Court development in Upper Bangor, being within easy access to the supermarket and bus service to the City Centre. The apartment briefly comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom, the apartment has views over the communal gardens, also benefiting from PVCu double glazing and economy 7 heating, The facilities available also include communal lounge, laundry room, warden on site, lifts, alarm system and intercom entry system, car parking.

#### DIRECTIONS

From the Railway Station proceed towards Upper Bangor and Uxbridge Court will be seen on the right hand side.

#### ACCOMMODATION

##### ENTRANCE HALL

Storage cupboard, door to:

**LOUNGE** 4.16m (13'8") x 4.04m (13'3")

Electric storage heater, coving to ceiling, PVCu double glazed door, open plan to:

**KITCHEN** 2.95m (9'8") x 1.78m (5'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer and cooker.

**BEDROOM 1** 4.04m (13'3") x 3.07m (10'1")

PVCu double glazed window to rear, electric storage heater.

**BEDROOM 2** 4.04m (13'3") x 1.91m (6'3") max

PVCu double glazed window to rear, wall mounted electric panel heater.

##### BATHROOM

Fitted with three piece suite comprising bath with shower over, wash hand basin and w.c, heated towel rail.

#### SHARED FACILITIES

Include residents lounge, laundry room, garden and parking, guest bedroom.

#### SERVICE CHARGE

Uxbridge Court is managed by North Wales Housing Association Ltd. Flats are disposed of through assignment of the lease by the current lessee or their personal representatives and it should be noted that any potential purchaser will need to satisfy the Association's requirements and conditions, the main one's being as follows: a) Occupants have to be of retirement age (over 60) and be capable of living independently. b) The flat must be owner occupied and cannot be sub-let. c) The occupier will be responsible for paying the monthly service charge of £134.87 a month. A schedule of the items which this covers can be seen on request. d) The owner will also be responsible for paying the Deferred Service Charge paid on disposal of the flat (1% per year of residence of sale price at time of disposal). e) The day to day service charge is payable even when an apartment is unoccupied.

#### TENURE

We are advised by the vendor that the tenure is leasehold – 999 years from 1989.

#### OUTSIDE

The development stands in its own landscaped grounds which have neat lawns, mature trees, shrub and flower beds together with a seating area and communal private parking.











For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Energy Performance Certificate



Flat 2 Uxbridge Court, Holyhead Road, BANGOR, LL57 2HW

Dwelling type: Ground-floor flat  
Date of assessment: 10 October 2018  
Date of certificate: 11 October 2018  
Reference number: 8194-6806-0029-8697-3083  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 55 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,160
Over 3 years you could save	£ 831

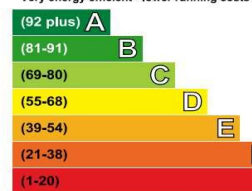
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 150 over 3 years	
Heating	£ 1,122 over 3 years	£ 738 over 3 years	
Hot Water	£ 762 over 3 years	£ 441 over 3 years	
<b>Totals</b>	<b>£ 2,160</b>	<b>£ 1,329</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
65	78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 270
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 129
3 Low energy lighting for all fixed outlets	£30	£ 93

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4