



FLAT 2, ARMOURY COURT, ARMOURY HILL, EBBW VALE

£695 PCM

Smart Lettings are pleased to offer to let this spacious one bedroom flat within the heart of Ebbw Vale. The property briefly comprises of a large communal entrance, spacious living room, kitchen, two spacious double bedrooms and bathroom.

- 2 Bedrooms
- Approximately 30 minutes drive to Cardiff
- Close Links to M4
- CLOSE TO AMENITIES
- CLOSE TO SCHOOLS
- Excellent Bus and Transport Links

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Council Tax Band: A (Blaenau Gwent County Borough Council)
Deposit: £801.92
Holding Deposit: £159.77
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTC

Lounge

w: 3.12m x l: 4.25m x h: 2.58m (w: 10' 3" x l: 13' 11" x h: 8' 6")

Large double room with two large white upvc windows, allowing plenty of sunlight into the room. White walls and ceiling with grey carpets. One white wall mounted radiator. White wooden door with a gold handle.

Bedroom 1

w: 3.27m x l: 2.58m x h: 2.59m (w: 10' 9" x l: 8' 6" x h: 8' 6")

Large double bedroom with one large white upvc window. White walls and ceiling with grey carpets. One white wall mounted radiator. White wooden door with gold handle.

Kitchen

w: 2.95m x l: 4.29m x h: 2.59m (w: 9' 8" x l: 14' 1" x h: 8' 6")

Large open plan kitchen with large white upvc window. White walls and ceiling with a chevron printed grey laminate floor. White wooden door with gold handle. This room houses the boiler also.

Bathroom

w: 2.21m x l: 2.35m x h: 2.3m (w: 7' 3" x l: 7' 9" x h: 7' 7")

Large bathroom with sink, toilet bath and shower over the bath. White walls, white ceiling and a chevron printed grey laminate floor. White panelling behind the bath.

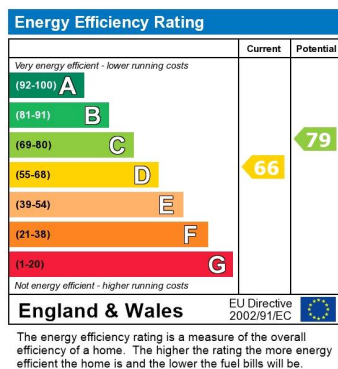
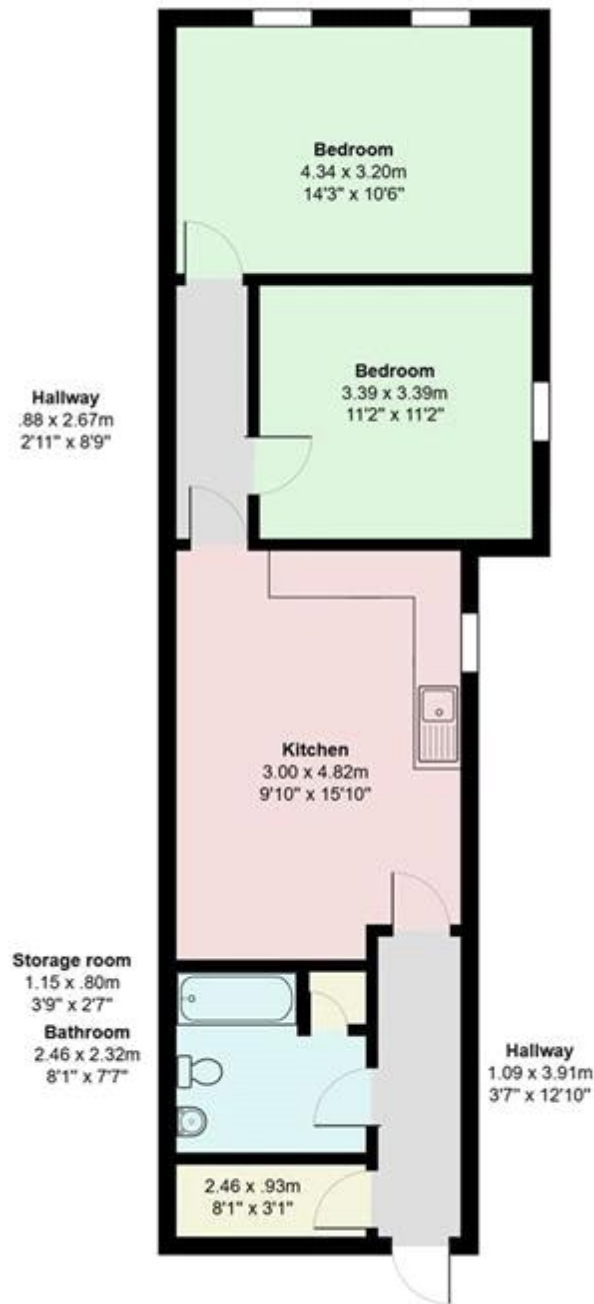
Storage Cupboard

w: 0.82m x l: 2.32m x h: 2.3m (w: 2' 8" x l: 7' 7" x h: 7' 7")

Spacious storage cupboard at front of flat. White walls and ceilings with grey carpet.



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.