FOR SALE

£75,000 Leasehold



Flat 2 Stephenson Court, Wordsworth Avenue, Cardiff, South Glamorgan. CF24 3FX

- GROUND FLOOR
- ONE BEDROOM
- NO CHAIN
- COMMUNAL GARDENS
- RESIDENTS PARKING
- DOUBLE GLAZING
- IDEAL COMBI BOILER
- SHOWER ROOM
- LEASEHOLD
- GREAT LOCATION FOR CITY CENTRE

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PROPERTY DESCRIPTION

NO CHAIN - RETIREMENT COMPLEX - OVER 55s ONLY - 1 DOUBLE BEDROOM GROUND FLOOR FLAT - IDEALLY LOCATED WITH EASY ACCESS TO CARDIFF CITY CENTRE - MODERNISED & WELL PRESENTED THROUGHOUT - SPACIOUS LIVING ROOM/DINER - MODERN KITCHEN - MODERN SHOWER ROOM - RESIDENTS PARKING - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING - NEW 999 YEAR LEASE ON COMPLETION (Advised by vendor via WALES & WEST HOUSING ASSOCIATION) - MR HOMES are delighted to represent our clients in bringing to market FOR SALE this 1-Bedroom Ground Floor Flat and comprises in brief; Secure Communal Entrance; Entrance Hallway with Storage; Bedrooms 1 Shower Room; Living Room/Diner; Kitchen. uPVC Double Glazing and Gas Central Heating Powered by a Ideal Combi-Boiler. Residents also have access to the residents lounge, laundry room, and maintained communal gardens. Tenure: Leasehold (999 Years from date of Completion) Ground Rent: NIL £0 Service/Maintenance Charges: £2648pa (£220 per month) 1% Sinking Fund

Under Section 21 of the Estate Agents Act 1979 we hereby declare a connected person of Mr Homes Estate Agents Ltd has a personal interest in the sale of this property.





ROOM DESCRIPTIONS

Entrance Hallway
Storage Cupboard, Intercom Entry System, Fitted Carpet, Radiator.

BEDROOM
249m x 4.26m (816' 11" x 15' 1")
Fitted Wardrobes, Fitted Carpet, Radiator, uPVC Double Glaze Window.

BATHROOM
198m x 1.55m (649' 7" x 5' 1")
Combination Vanity Unit and W.C, Shower Cubicle with Electric Shower, Extractor Fan, Radiator & Vinyl Flooring

LOUNGE
2.99m x 5.40m (9' 10" x 17' 9")
Fitted Carpet, Radiator, & uPVC Double Glazed Window.

KITCHEN
1.96m x 2.62m (6' 5" x 8' 7")
Kitchen Units With Complimenting, Worktops, Splash Back Mosaic Tiles Space For Oven, Fridge and Freezer, Storage Cupboard Which Houses the Ideal Combi Boiler, Vinyl Flooring, uPVC Double Glazed Window.





MATERIAL INFORMATION

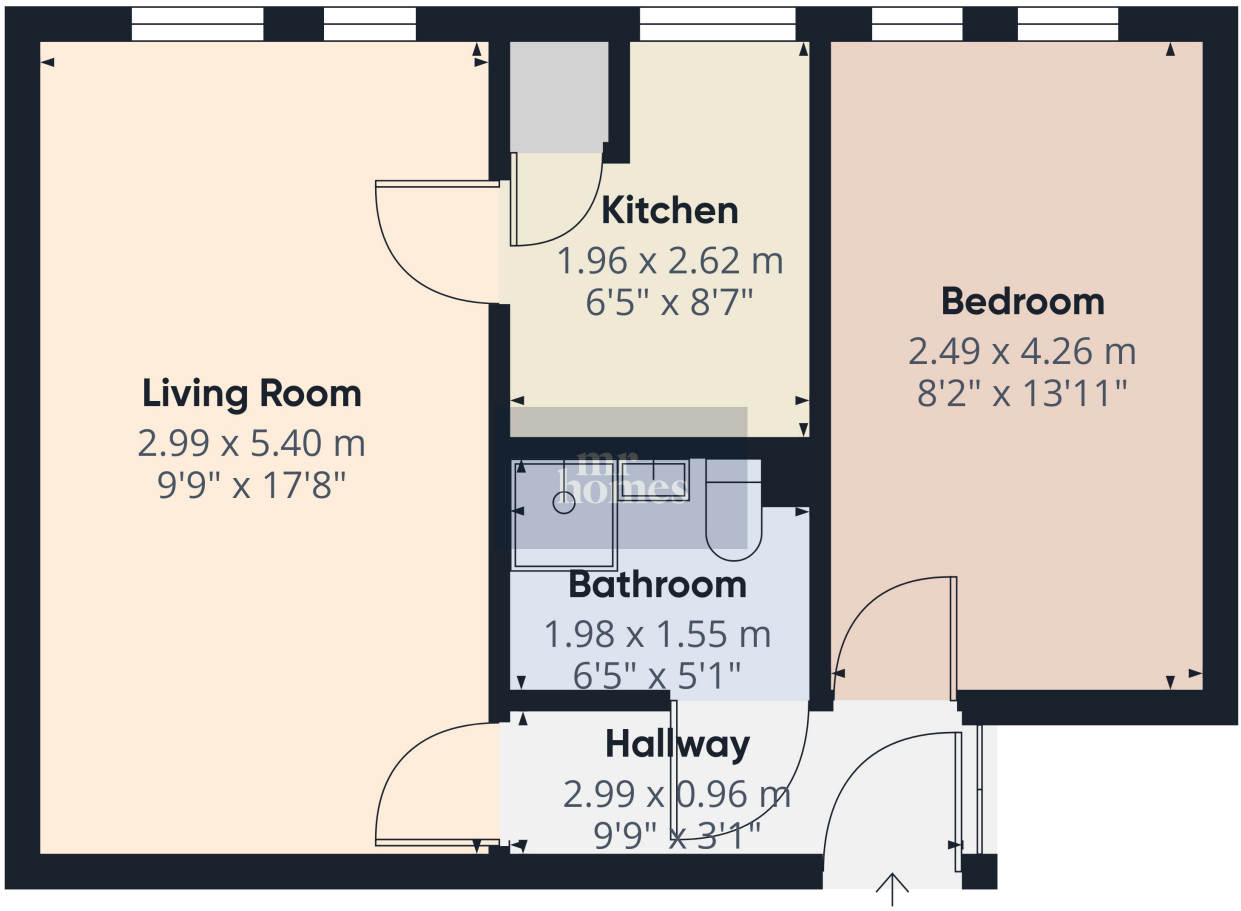
Council Tax: Band B
Council Tax: Rate £1,332.00
Parking Types: Residents.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Level access.

EPC Rating: C (71)
Annual Service Charge: £2,648.00
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No





FLOORPLAN & EPC



Approximate total area(1)

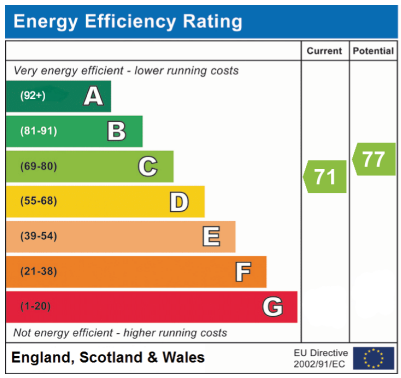
37.7 m²

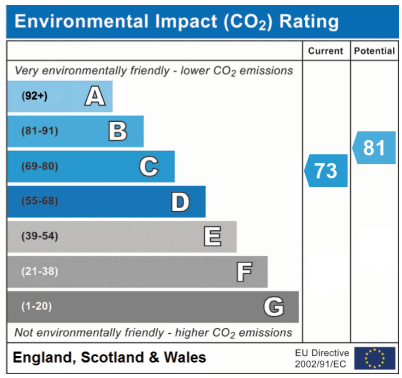
404 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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