

FOR SALE

GUIDE PRICE £120,000 to £130,000 Leasehold



Mill Hill Court, Barnard Avenue, Ely, Cardiff. CF5 5AY

- *** NO CHAIN ***
- GUIDE PRICE £120,000 to £130,000
- 2-BED 1st FLOOR FLAT
- MOVE STRAIGHT IN
- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- 2x DOUBLE BEDROOMS
- GARAGE - 1st IN ROW OF 6
- COMMUNAL GARDENS
- TENURE: LEASEHOLD 955 YEARS REMAINING
- CLOSE TO SHOPS, AMENITIES & EXCELLENT TRANSPORT LINKS



PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price £120,000 to £130,000 - MR HOMES Offer FOR SALE this excellent opportunity to move straight into a spacious 2-bedroom, 1-bathroom first floor flat in Lower Ely, this leasehold property boasts 955 years remaining and is available with no chain. The flat features two double bedrooms, a generous living room, and a well-appointed kitchen/breakfast room perfect for everyday living. Enjoy the convenience of a garage, positioned as the first in a row of six, along with access to communal gardens. Located close to local shops, amenities, and excellent transport links, this property combines comfort and practicality in a sought-after setting. This Flat is an ideal home for first-time buyers or investors seeking a ready-to-move-in option.

#Annual Service Charge: (Estate Service Charge = £299.00 Per Year) - (Block Service Charge = £696.00 Per Year) (Ground Rent = £25.00 Per Year) Total = £1020.00 Per Year (£85.00 Per Month)

EARLY VIEWING IS HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 - FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



Communal Entrance

1 Flight of Stairs to 1st
Floor Landing

Entrance Hallway

7' 3" x 6' 1" (2.21m x
1.85m)

Storage Cupboard

4' 4" x 2' 8" (1.32m x
0.81m)

2nd Storage Cupboard

2' 9" x 2' 5" (0.84m x
0.74m)

Living Room

14' 4" x 12' 1" (4.37m x
3.68m)

Kitchen/Breakfast Room

12' 0" x 8' 1" (3.66m x
2.46m)

Bedroom 1

12' 8" x 11' 10" (3.86m x
3.61m)

Bedroom 2

12' 0" x 9' 10" (3.66m x
3.00m)

Bathroom Suite

7' 1" x 5' 10" (2.16m x
1.78m)

Communal Parking Spaces to Front

Communal Gardens to Front, Side & Rear

Garage in Row of 6 Garages

(1st Garage Near to
Barnard Avenue with White
Up 'n' Over Door)



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,566.00

Parking Types: Garage. Garage En Bloc. Off Street. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

Tenure - Leasehold

Annual Service Charge: £995.00

Has the property been flooded in last 5 years? No

Flooding Sources: None.

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

Lease Start Date - 03 Jun 1982 - Lease End Date - 29 Sep 2981

Lease Term - 1000 years from 29 September 1981

Lease Term Remaining - 955 years

Annual Service Charge: (Estate Service Charge = £299.00 Per Year) - (Block Service Charge = £696.00 Per Year)

(Ground Rent = £25.00 Per Year)

Total = £1020.00 Per Year (£85.00 Per Month)

Local Authority - Cardiff

Council Tax - Band: B - Annual Price: £1,566

Conservation Area - No

Flood Risk - River : Very low - Seas : Very low

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 12 Mbps - Superfast - 80 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability - BT - Sky - Virgin



FLOORPLAN

