



Norbury Court, Bailey Close, Fairwater, Cardiff. CF5 3BH

- MODERN 1-BED RETIREMENT APARTMENT - NO CHAIN (OVER 60's or OVER 55's with a Medical Condition)
- * GUIDE PRICE £120,000 to £130,000 *
- A SPACIOUS & IMMACULATE APARTMENT - (MOVE STRAIGHT IN)
- NEW 999 YEAR LEASDE UPON COMPLETION via WALES & THE WEST HOUSING ASSOCIATION
- SPACIOUS LOUNGE & A RE-FITTED & MODERN KITCHEN
- PLENTY OF STORAGE - LARGE PANTRY & SEPARATE AIRING / LINEN CUPBOARD
- DOUBLE BEDROOM
- RE-FITTED & MODERN SHOWER ROOM
- RESIDENTS COMMUNAL DAY ROOM, LAUNDRY ROOM & GUEST ROOM
- QUIET CUL-DE-SAC with LOVINGLY MAINTAINED COMMUNAL GARDENS & RESIDENTS PARKING
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- Service/Maintenance Charges = *£186 approx. per month *as advised by vendor
- *Water charges included with Service/Maintenance Charges *as advised by vendor



PROPERTY DESCRIPTION

Guide Price £120,000 to £130,000 - NO CHAIN - MOVE STRAIGHT IN – MR Homes are very pleased to Offer FOR SALE this Spacious and Immaculate 1-Bedroom Retirement Flat in a Peaceful Fairwater Cul-De-Sac, perfect for those over 60 or over 55 with a medical condition. The property boasts a modern re-fitted kitchen and shower room, alongside a large lounge offering plenty of space to relax. Benefitting from abundant storage including a large pantry and separate airing/linen cupboard, this move-in ready home features double glazing, gas central heating with a combi-boiler, and a new 999-year lease through Wales & West Housing Association upon completion. Residents enjoy well-maintained communal gardens, residents parking, a communal day room, laundry facilities, and a guest room. With water charges included in the reasonable monthly service and maintenance fee of approximately *£186 per month, this flat combines comfort, convenience, in a sought-after location. EARLY VIEWING IS A MUST - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Foyer

12' 7" x 6' 9" (3.84m x 2.06m)

Enter via obscured D/g door with external porch covering, Tiled flooring to Quality fitted carpet which leads to the understair storage area, Staircase to the First Floor Landing is also fitted with quality carpet.

First Floor Landing

16' 3" x 10' 8" (4.95m x 3.25m)

Quality fitted carpet, uPVC D/g window to front, single panel radiator, hatch to loft, Doors to; Living room, Shower room, Airing cupboard.

Living Room

15' 3" x 10' 6" (4.65m x 3.20m)

Quality fitted carpet, uPVC D/g window overlooks Rear Communal Gardens, Fixed shelving with wall mounted remote electric feature fire, single panel radiator, wall mounted door entry system. Doors to; Large Pantry/Storage cupboard and Fitted Kitchen.

Kitchen - Re-Fitted & Modern

10' 1" x 6' 8" (3.07m x 2.03m)

Tiled flooring, matching wall & base units with work surfaces over, Breakfast Bar, tiled

splashbacks, integrated fridge-freezer, space for electric/gas cooker, extractor hood over, stainless steel sink & drainer with mixer tap, uPVC D/g window to front, wall mounted Vaillant ecoTec pro 24kW Combi-Boiler.

Shower Room - Re-Fitted & Modern

6' 8" x 5' 1" (2.03m x 1.55m)

Tiled walls & flooring, walk-in-shower cubicle with Dual Rainfall & Handheld shower heads, wall mounted electric extractor fan, pedestal hand wash basin with mixer tap, close-coupled W.c, radiator, uPVC obscured D/g window to front.

Bedroom (Double)

14' 5" x 8' 8" (4.39m x 2.64m)

Quality fitted carpet, uPVC D/g window to rear, overlooking communal gardens, single panel radiator.

Residents Parking

Communal Gardens

Always lovingly maintained.

Residents Communal Day Room, Laundry Room & Guest Room



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,566.00

Parking Types: Residents.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Wide doorways.

EPC Rating: C (78)

Annual Service Charge: £2,232.00

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

Mobile Signal

Conservation Area: No

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

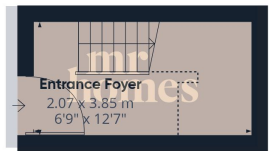
Service/Maintenance Charges = *£186 Approx. Per Month (*Water Charges Included) *As advised by vendor

Mobile coverage: EE - Vodafone - Three - O2

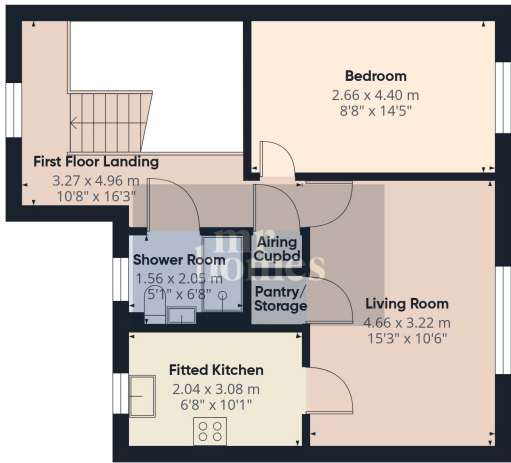
Broadband: Basic 16 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin





Ground Level



1st Floor

Approximate total area^m

53.9 m²
580 ft²

Reduced headroom

4.2 m²
45 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

