



1 Forest View, Fairwater, Cardiff. CF5 3EL

- NO CHAIN
- GROUND FLOOR STUDIO
- 18ft LOUNGE / BEDROOM
- OPEN-PLAN TO KITCHEN
- SEPARATE SHOWER ROOM
- STUDY AREA
- FULLY RENOVATED
- EXCELLENT TRANSPORT LINKS
- PARKING SPACES TO REAR



PROPERTY DESCRIPTION

MR Homes are delighted to represent our client in bringing to market with NO ONGOING CHAIN this superb, fully renovated studio flat. The current owner has done a truly fabulous job of modernising this studio flat including a new kitchen complete with motion detecting lighting. The living area has a lovely window seat and then there is plenty of space for a double bed and bedroom furniture. The property is in a sought after location and the shops and amenities of Fairwater Green are 0.5 miles away, which can be reached on foot within ten minutes or you can take advantage of the Forest View bus stop which is directly outside the property. The property briefly comprises: secure communal entrance; combined kitchen, living and sleeping area; study area; shower room. The property also benefits from parking at the rear of the property. The property is Leasehold with approximately 77 years remaining. Tenure: Leasehold (120 Years from 1st October 1983) Ground Rent: £130 per annum Service/Maintenance Charges: £1,100 per annum



ROOM DESCRIPTIONS

Communal Entrance

7' 7" x 25' 8" (2.31m x 7.82m)

Accessed via uPVC main entrance door with DG panels; Intercom system; rear door leads out to steps leading up to residents parking

Studio/Living/Sleeping Area

9' 3" MIN x 18' 3" MAX (2.82m x 5.56m) Accessed via solid timber door; laminate wood flooring; uPVC DG windows to front; window seat; Ronite electric radiator

Kitchen Area

6' 5" x 7' 2" (1.96m x 2.18m) Vinyl flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; LEDs to base boards and at high level and inside cupboards (with proximity sensors); space for free-standing cooker, space and plumbing for washing machine, space for freestanding fridge/freezer; uPVC DG window to front

Study

5' 2" x 4' 6" (1.57m x 1.37m) Vinyl flooring; ARISTON hot water heater; timber window with leaded obscured glazing

Shower Room

5' 1" x 5' 11" (1.55m x 1.80m) Vinyl flooring; electric towel heater ladder style radiator; matching white suite comprising pedestal Wash hand basin with separate hot and cold taps; WC and shower cubicle with Redring Bright electric shower; fully lined walls with wet wall panels; timber window with obscured glazing to side



MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Communal.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: D (65)

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

Mobile Signal

Please see Ofcom coverage checkers

Construction Type

Standard

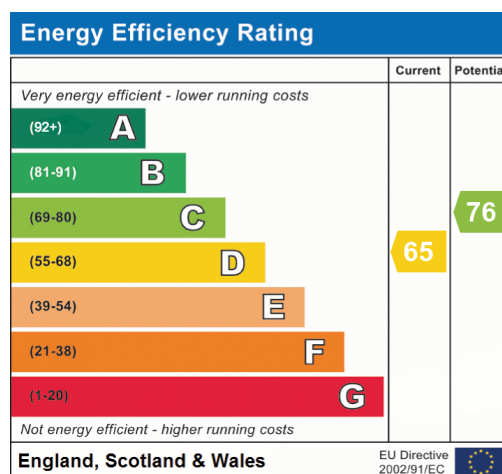




(1) Excluding balconies and terraces

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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