

FOR SALE

Guide Price £195,000 to £205,000 Leasehold



Parkside Court, Romilly Road, Canton, Cardiff. CF5 1FB

- * NO CHAIN * MODERN 2-BED APARTMENT with PARK VIEWS (GATED DEVELOPMENT) *
- OVERLOOKS THOMPSONS PARK
- 2x DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- MODERN FITTED KITCHEN with LARGE SERVING HATCH
- MODERN BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H with VIESSMANN VITODENS 050 COMBI-BOILER
- ALLOCATED PARKING SPACE (2x VISITORS SPACES)
- COMMUNAL GARDEN AREA TO REAR
- LONG LEASE - 981 Years Remaining Approx.
- EXTREMELY SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SHOPS / AMENITIES
- EPC RATING = C. & COUNCIL TAX BAND = C.
- VIEWINGS VERY HIGHLY RECOMMENDED



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PROPERTY DESCRIPTION

* NO CHAIN * Guide Price £195,000 to £205,000 * Discover this Modern 2-Bedroom Apartment in the Highly Sought-After Canton area, Boasting Stunning Park Views Overlooking Thompsons Park from a Spacious Lounge/Diner. Set within a Secure Gated Development, this Bright Apartment Features Two Double Bedrooms, a Contemporary Fitted Kitchen with a Large Serving Hatch, and a Sleek Modern Bathroom Suite. Enjoy the Benefits of uPVC Double-Glazed Windows and Efficient Gas Central Heating Powered by a Viessmann Vitodens 050 Combi-Boiler. With a Long Lease of Approximately 981 Years, Allocated Parking Plus Two Visitor Spaces, and a Well-Maintained Communal Garden to the Rear, This Property Offers Both Comfort and Convenience. Excellent Transport Links, Proximity to Local Shops, Amenities, and an EPC Rating of C Make it Perfect for First Time Buyers, Professionals, Couples, or Investors. Offered with No Onward Chain, Viewings are Highly Recommended to Fully Appreciate this Fantastic Opportunity in a Prime Location. Leasehold 981 Years Approx. FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Enter Apartments via Security Gate

Gated Entrance with Remote Swing Gates giving access to the Building & Car Park

Communal Entrance with Security Door

Entrance Hallway

13' 1" x 2' 10" (3.99m x 0.86m)

Lounge / Diner with Views of Thompsons Park

14' 4" x 9' 6" (4.37m x 2.90m)

Service Hatch from Kitchen.

Kitchen

8' 6" x 6' 9" (2.59m x 2.06m)

Bedroom 1 with Views of Thompsons Park

10' 1" x 8' 8" (3.07m x 2.64m)

Clothes Rail to Recess.

Bedroom Two with Fitted Wardrobe

8' 8" x 8' 1" (2.64m x 2.46m) 8'

8" x 8' 1" (2.64m x 2.46m)

Fitted Wardrobe

Bathroom Suite

6' 7" x 5' 7" (2.01m x 1.70m)

Newly Fitted Wall Tiles and Flooring. Electric Shower Over Bath.

Communal Garden Area & Courtyard to Rear

SOUTH FACING

Allocated Parking Space & 2x Visitor Spaces



MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate £1,789.00

Parking Types: Allocated.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (78)

Annual Service Charge: £2,169.00

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

Tenure - Leasehold - Lease Start Date - 10 Aug 2009

Lease End Date - 01 Oct 3007

Lease Term - 999 years from 1 October 2008

Lease Term Remaining - 981 years

Local Authority: Cardiff

Council Tax = Band C - Annual Price: £1,789

Conservation Area - No

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 5 Mbps - Superfast - 80 Mbps - Ultrafast - 1800 Mbps

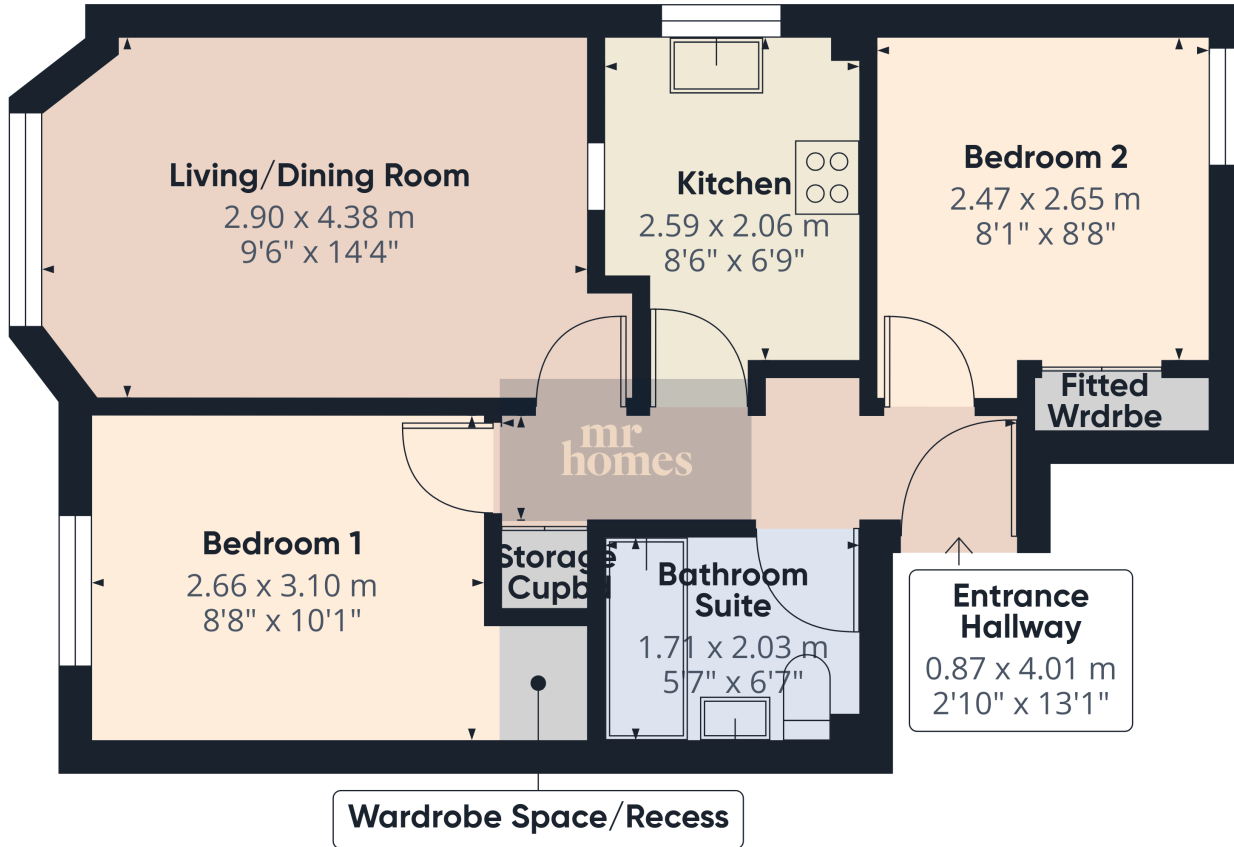
Satellite / Fibre TV Availability

BT - Sky - Virgin



FLOORPLAN & EPC

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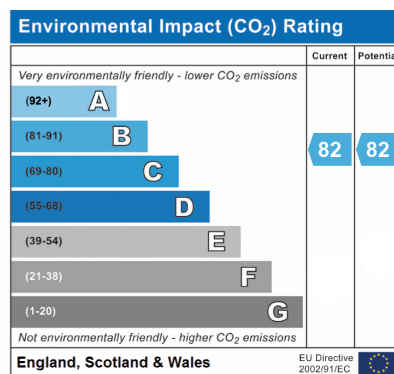
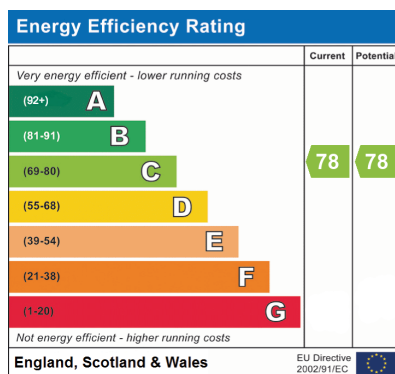
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Approximate total area⁽¹⁾
42.5 m²
458 ft²

(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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