



Hewell Court, Grangetown, Cardiff. CF11 7HD

- GUIDE PRICE £120,000 to £125,000
- SPACIOUS ONE BED GROUND FLOOR FLAT
- MOVE STRAIGHT IN
- IMMACULATE THROUGHOUT
- CLOSE TO SHOPS/AMMENITIES & EXCELLENT TRANSPORT LINKS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- OFF-ROAD PARKING TO FRONT OF PROPERTY
- COMMUNAL FRONT COURTYARD
- PRIVATE FRONT GARDEN
- COMMUNAL SIDE & REAR GARDENS
- LEASEHOLD 89 YEARS APPROX.



PROPERTY DESCRIPTION

*** Guide Price: £120,000 to £125,000 *** IMMACULATE & SECURE 1-BEDROOM GROUND FLOOR FLAT with LEVEL ACCESS - PRIVATE FRONT GARDEN - LARGE COMMUNAL COURTYARDS TO FRONT & SIDE - LARGE COMMUNAL REAR GARDEN with LAID LAWN - FITTED KITCHEN - SPACIOUS LIVING & DINING ROOM - PLENTY OF STORAGE CUPBOARDS - LARGE DOUBLE BEDROOM with FITTED WARDROBES - MODERN 3-PIECE BATHROOM SUITE - uPVC D/G WINDOWS & GAS CENTRAL HEATING Powered by a COMBI-BOILER - TENURE: LEASEHOLD 89 YEARS APPROX. MR HOMES are very pleased to Offer FOR SALE this Spacious 1-Bedroom Ground Floor Flat. Enter the Block via a Communal Security Door with Video Security System, Walk into the Open Courtyard where you will find each flat has its own Front Private & Enclosed Gardens, Door to the Entrance Hallway, 3x Storage Cupboards and 1 External Large Meter Cupboard, Spacious Living & Dining Room, Modern Fitted Kitchen, Large Double Bedroom with Fitted Wardrobe & a Modern 3-Piece White Matching Bathroom Suite. There is a Communal Courtyard to the Side of the Block which is a Suntrap, and has a Seating Area and Washing Lines, a Further Communal Garden is Laid to Lawn. Off-Road Parking Available to the Front of the Block on Sevenoaks Street. uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler. 360 VR Tour Link > <https://tour.giraffe360.com/hewellcourt12apEPC> Rating = C. Council Tax Band = B. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. **Prime Location:** the property offers easy access to a number of local amenities, parks and excellent transport links. Early Viewing Highly Recommended. Contact Us On : 02920 204 555 option 2. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST. PLEASE CONTACT MR HOMES: 02920 204 555 option 4. WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Communal Entrance via Security Door with Video Security System

Enter into Communal Courtyard. Gate to Entrance, Door to Meter Cupboard & Gate to Private & Enclosed Front Garden.

Entrance Hallway

Laminate Flooring, Radiator, Doors to Living & Dining Room, Kitchen, Double Bedroom, 3x Storage Cupboards.

Living & Dining Room

Laminate Flooring, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling, Coving to Ceiling.

Kitchen

Matching Wall and Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap Over, uPVC D/g Window to Front, 4x Ring Gas Hob with Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, Double Panel Radiator.

Double Bedroom

Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling, Coving to Ceiling, Fitted Floor to Ceiling Wardrobe.

Bathroom Suite

Panel Bath with Taps Over, Mixer Shower Over Bath, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c, Fully tiled Walls, Wall Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Front.

Private Front Garden

Enclosed with Wrought Iron Railings.

Communal Courtyard to Side

Washing lines for residents use & Sitting Area. Door to Large Communal Storage Shed.

Rear Communal Garden - Laid to Lawn & Enclosed.

Off-Road Parking Available to Front of Block



MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: None.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: C (70)
Annual Service Charge: £800.00
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

Mobile Signal
4G excellent data and voice, 5G great

88 YEARS remaining on the lease (to extend the lease by 90 years, the cost is £1750 approx - Solicitors cost approx. £1500)

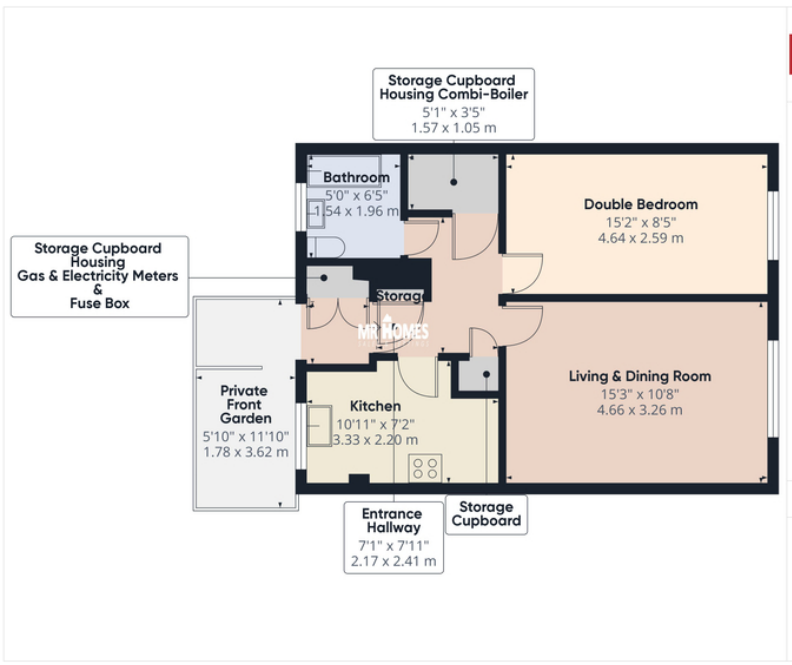
Construction Type
Floor: Solid, no insulation (assumed)

Roof: (another dwelling above)

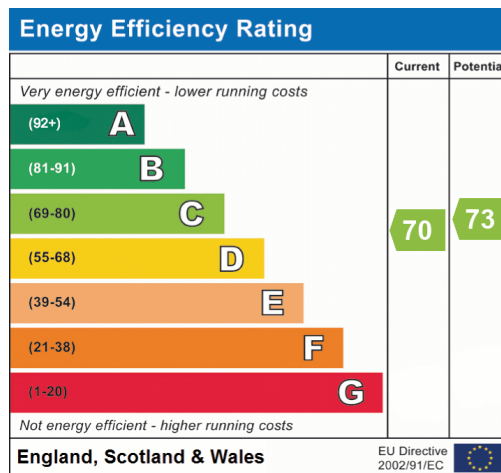
Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 67% of fixed outlets



FLOORPLAN & EPC



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