

FOR SALE

Guide Price £99,950 to £109,950 Leasehold



Vincent Court, Vincent Road, Lower Ely, Cardiff. CF5 5AQ

- **** CASH BUYERS ONLY ****
- 2-BED GROUND FLOOR FLAT
- VERY WELL PRESENTED THROUGHOUT
- 34 YEARS REMAINING ON LEASE
- LEASE EXTENSION COSTS - ASK FOR DETAILS
- SPACIOUS LIVING ACCOMODATION
- uPVC D/G WINDOWS & GAS C/H WITH COMBI-BOILER
- ALLOCATED PARKING SPACE TO REAR
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS & LOCAL AMENITIES



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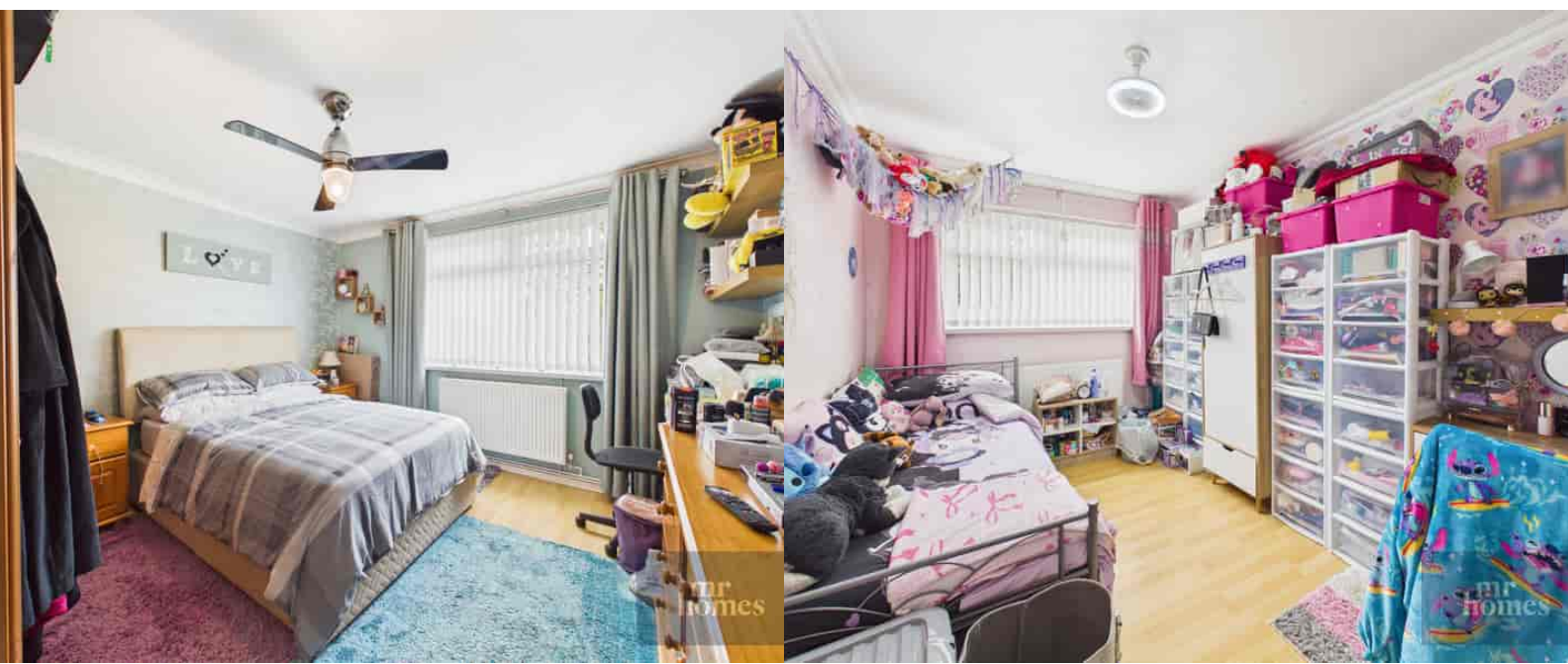
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PROPERTY DESCRIPTION

*** Guide Price £99,950 to £109,950 *** CASH BUYERS ONLY - LEASEHOLD: 34 YEARS REMAINING - ASK FOR DETAILS REGARDING THE COST OF EXTENDING THE LEASE.*

A Spacious and well-presented 2-bedroom ground floor flat, ideal for cash buyers and investors seeking an excellent opportunity. This charming property boasts a generous reception room, modern uPVC double-glazed windows, and efficient gas central heating with a combi boiler, ensuring comfort all year round. Located close to shops and local amenities, it benefits from excellent transport links, making commuting a breeze. With allocated parking to the rear, this flat offers practical convenience alongside a bright, welcoming living space. Lease extension costs are available on request, making it a smart investment choice. Don't miss out on this attractive property. EPC RATING = Awaiting Assessment - EARLY VIEWING HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 TO BOOK YOUR VIEWING - WWW.MR-HOMES.CO.UK



Communal Entrance

Enter via Door to Front and Door to Rear.

Entrance

3' 0" x 2' 10" (0.91m x 0.86m)

Enter via uPVC Door. Door to Hallway.

Hallway

8' 1" x 4' 8" (2.46m x 1.42m)

Doors to All Rooms.

Living Room

15' 2" x 12' 4" (4.62m x 3.76m)

Kitchen/Breakfast Room

12' 1" x 10' 5" (3.68m x 3.17m)

Pantry/Storage

Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m)

Bedroom 2

11' 10" x 8' 9" (3.61m x 2.67m)

Bathroom Suite

7' 3" x 6' 10" (2.21m x 2.08m)

Communal Front & Rear Gardens

Allocated Parking Space to Rear



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,566.00

Parking Types: Allocated. Off Street. Rear.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

Annual Service Charge: £550.00

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

Tenure - Leasehold - Lease Start Date 09 Jan 1963

Lease End Date - 25 Dec 2060

Lease Term - 99 years from 25 December 1961

Lease Term Remaining - 34 years (*990 Year Lease Extension Cost = £41,300) *This Figure May Change Subject to Your Own Enquiries

Local Authority - Cardiff

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

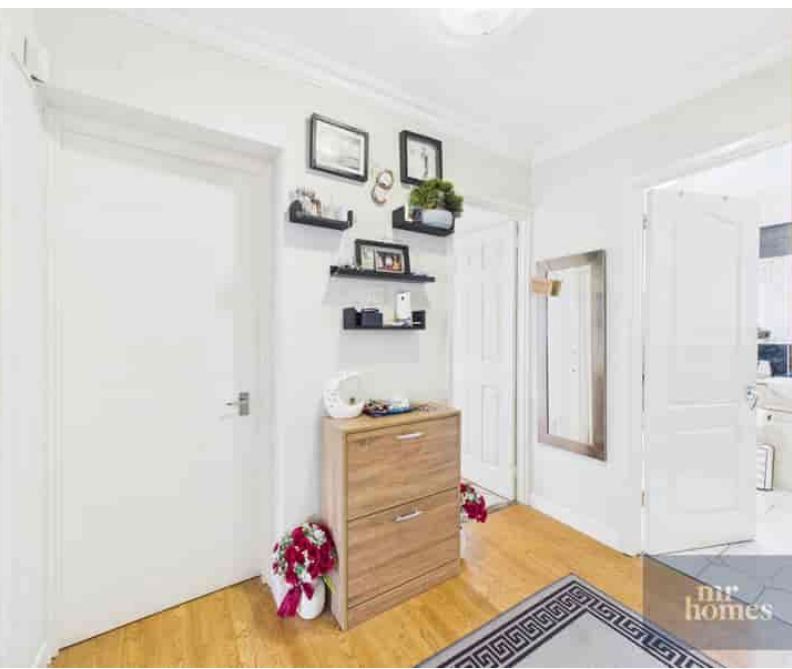
Conservation Area - No

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

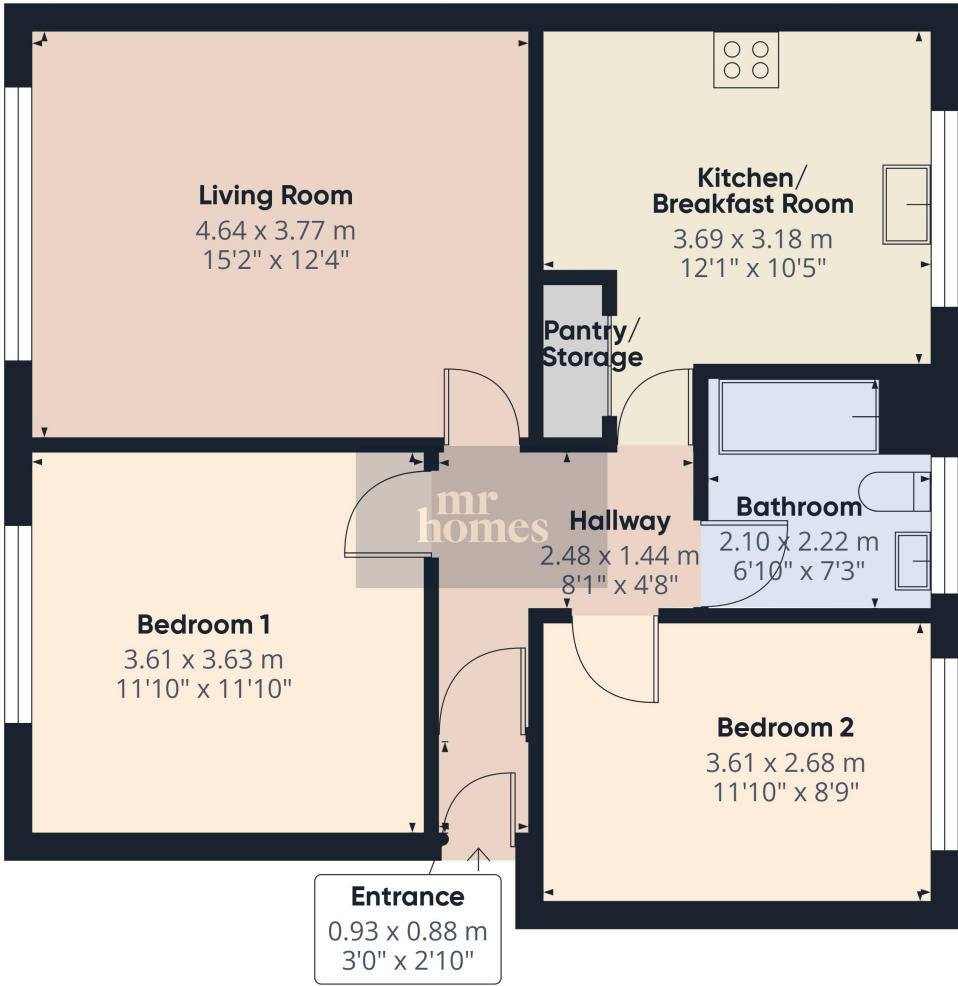
Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 14 Mbps - Superfast - 80 Mbps -

Satellite / Fibre TV Availability - BT - Sky - Virgin -



FLOORPLAN



Approximate total area^m
62.7 m²
675 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.

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