



Flat 3 Harlequin Court,, Newport Road, Cardiff, South Glamorgan CF24 1RE
Asking Price £105,000

****IDEAL INVESTMENT OPPORTUNITY****

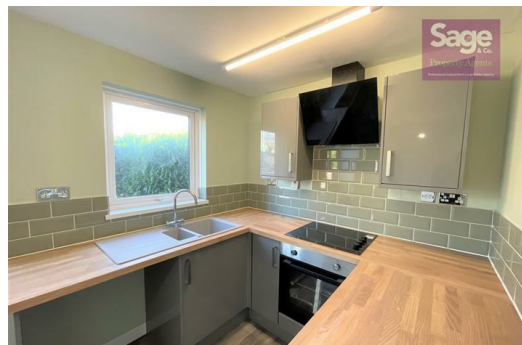
*****UPGRADED GROUND FLOOR APARTMENT WITH ALLOCATED PARKING*****

Sage and Co offer FOR SALE A MODERN ONE BEDROOM ground floor flat situated on Harlequin Court, Newport Road just a short distance from CARDIFF CITY CENTRE. The property benefits from a modern fitted kitchen with open plan living and ALLOCATED PARKING. This property is being sold with NO ONWARD CHAIN and a viewing of this property is advised to fully appreciate.

CASH BUYERS ONLY

EPC RATING: D

Council Tax Band: B



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Entrance via communal door.

HALLWAY

Door To rear.

OPEN PLAN LIVING ROOM/KITCHEN

12'2" x 14'6" (overall) (3.71 x 4.44 (overall))

Two double glazed windows to front, electric wall heater, modern high gloss kitchen comprising of base and wall units with complimentary squared edge work surfaces, inset polycarbonate sink unit with mixer taps over, inset electric hob and oven, space for fridge/freezer, complimentary splashback tiling,

BEDROOM

9'2" x 7'0" (2.798 x 2.15)

Wall mounted electric heater.

BATHROOM

Bathroom suite comprising of panelled bath with mixer tap, shower over and complementary glass shower screen., low level WC, vanity wash hand basin, complimentary tiling to walls, two double glazed window to side.

OUTSIDE

Allocated parking.

NOTE ON LEASE

125 year lease from April 1984 - 88 years left

Ground Rent - £64.50pa half yearly

Vendor has recently paid service charge for the period of October 2021- September 2022 £520.00 p/a

