



# Church Road

2 Bedrooms - Cardiff - CF14 0SJ - £385,000 Leasehold



Virtual Reality & 3D Scaled models of all of our properties for sale.  
You can even walk around them on our website

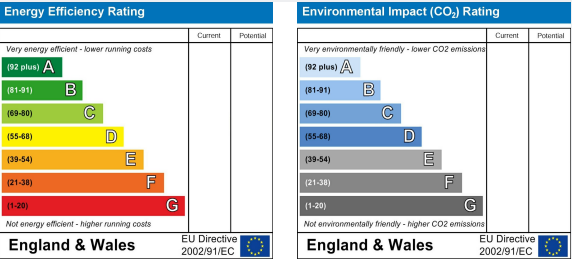


- Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP
- Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB
- Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
- Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX
- 029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

### Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.



find us on







#### **Entrance Hallway**

#### **Living Room**

7.36m x 6.16m (24'1" x 20'2")

#### **Bedroom One**

3.05m x 4.98m (10'0" x 16'4")

#### **Ensuite**

#### **Walk in wardrobe**

#### **Bedroom Two**

3.65m x 2.87m (11'11" x 9'4")

#### **Bathroom**

#### **Tenure**

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

#### **Lease details**

There will be a new lease of 250 years on completion - this is to be confirmed by your legal advisor.

#### **Service Charges**

The service charge for Block B are approx £1,754.17 per annum and includes Building insurance and Communal maintenance. Ground rent will be charges at £250 per annum.

#### **Council Tax**

Band - TBC

#### **Additional Information**

10 year BLP warranty  
Sigma3 Kitchen  
Bespoke bathrooms  
Cassellie sanitary ware  
Stamp duty paid until the end of March'22 (terms and conditions apply)









**\*\*STAMP DUTY PAID\*\*** This beautiful penthouse apartment located in block B offers very spacious accommodation and is finished to the highest standard throughout. Open-plan living, kitchen and dining area with access to a Juliet balcony. There is a bay fronted double bedroom with en-suite, a second double bedroom, bathroom and storage in the hallway. Outside benefits from its own allocated driveway parking space and communal areas.

Lozelles is an executive development in the highly regarded village of Lisvane, approximately 4.5 miles north of the City Centre. Lisvane is one of the most desirable areas of Cardiff and an affluent suburb of the City. It benefits from good access by car to amenities in Llanishen, and access to the M4 motorway at Junction 30 (Cardiff Gate). The nearest railway station is Llanishen, providing direct services to Cardiff Central station. Llanishen Reservoir and Llanishen Golf Club are located nearby.

For full details visit: [jeffreygross.co.uk/lozelles](http://jeffreygross.co.uk/lozelles)

- Penthouse apartment
- Sought after village location
- Immaculate throughout
- Sigma3 kitchen
- 10 year BLP warranty

**925.00 sq ft**

