

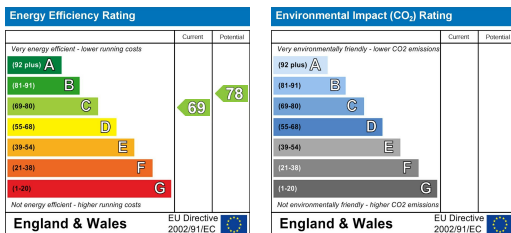


75 Claude Road, Caerphilly, CF83 1GL

**Price £112,000**

- THREE BEDROOM GROUND FLOOR FLAT WITH COMMUNAL ENTRANCE
- KITCHEN
- PURPOSE BUILT STORAGE SHED AND DRYING AREA IN THE COMMUNAL GARDENS
- UPVC DOUBLE GLAZING/ GAS CENTRAL HEATING
- EPC RATING C/ COUNCIL TAX BAND B
- LOUNGE/DINER
- BATHROOM
- TOWN LOCATION
- FIXED SERVICE CHARGES-ES: £126.02 YEARLY/LEASE 125 YEARS FROM 12TH SEPTEMBER 1988
- NO ONWARD CHAIN

**\*\*THREE BEDROOM GROUND FLOOR FLAT\*\*** Town location, walking distance to the shops, train station commuting to Cardiff and the valley lines. Lovely walks to the Historic Caerphilly Castle. The property consists of :- Communal entrance, entrance hall, lounge/diner, bathroom, three bedrooms. Communal gardens with purpose built shed and drying area. EPC Rating C. Council tax Band B. Lease Term: 125 years from 12th September 1988. **FIXED SERVICE CHARGES-ES: £126.02 \*\* NO ONWARD CHAIN \*\***



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### **COMMUNAL ENTRANCE**

Enter via Communal door to the communal area. Door access to the ground floor flat. Further communal door access to the communal garden.

### **ENTRANCE HALL**

Enter via double glazed composite door to entrance hallway.

### **KITCHEN**

Upvc double glazed window to the rear. Fitted wall and base units with roll over preparation surface with inset sink drainer, tiled splash back. Space for automatic washing machine and fridge freezer. Integrated electric oven, inset gas hob with overhead extractor hood. Laminate flooring, radiator. Extractor fan.

### **LOUNGE/DINER**

Two Upvc double glazed windows to the front. Laminate flooring, radiator. Door access to the inner passageway.



### **INNER PASSAGEWAY**

Laminate flooring. Airing cupboard, radiator.

### **BEDROOM ONE**

Upvc double glazed window to the rear. laminate flooring, radiator.

### **BEDROOM TWO**

Upvc double glazed window to the side. laminate flooring, radiator.

### **BEDROOM THREE**

Upvc double glazed window to the front. Laminate flooring, radiator.

### **BATHROOM**

Obscure Upvc double glazed window to the rear. Corner bath with chrome mixer taps, pedestal wash hand basin, shower cubicle with shower, low level W.C. Tiled walls.

### **COMMUNAL GARDENS**

Purpose built storage shed and drying area.

### **PURPOSE BUILT SHED ATTACHED TO THE FLAT**

Plumbing for automatic washing machine, gas boiler and meters.

### **NO ONWARD CHAIN**

