

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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WOODLAND HALL,

WOODLAND HALL,

, CF64 2EA - £210,000

Deceptively spacious first floor apartment in popular side road within this iconic arts & craft building in red brick & bath stone. Designed by Coates Carter. Beautifully presented. Well placed for the town center plus the Dingle train station. Briefly comprising a communal entrance - security entry, first floor landing, stunning main room with dramatic vaulted ceiling including feature oak beams plus bespoke arched central window and consisting of lounge with dining and kitchen and includes integrated appliances - fridge, dishwasher, washing machine plus Smeg cooker, 1 generous double bedroom and a stylishly appointed bathroom - shower. Complimented with gas central heating - newly installed combination boiler. Viewing highly recommended.

 1 bedroom(s)  1 bathroom(s)  557.00 sq ft

COMMUNAL HALL

Intercom entry to communal entrance allowing access to 4 apartments.

FIRST FLOOR LANDING

Access to the loft, intercom entry-phone.

LOUNGE DINING & KITCHEN

7.77 max x 4.11 (25'6" max x 13'6")

Contemporary open plan living at its finest . . . stunning room with 16' high vaulted ceiling including feature oak beams and inset Velux roof window, feature arched window to front, TV point, double cupboard housing the combination gas boiler.

Kitchen area fitted with a range of wall and base units with round edge worktops and inset stainless steel one & half bowl sink & drainer plus mixer tap, integrated fridge, dishwasher, washing machine plus fitted Smeg stainless steel cooker with cooker hood over, slate tiled floor, window to front.

BEDROOM

4.57 max x 3.10 (15'0" max x 10'2")

Generous double bedroom, arched window to rear, TV point, telephone point.

BATHROOM

Fitted with a modern white suite comprising a tile panel bath with independent shower and glass screen, vanity wash hand basin and close coupled wc, tiled surround, heated chrome towel rail, window to rear, slate tiled flooring.

INFORMATION

We believe there is a 125 year lease from the 25th December 2002 with 104 years remaining.

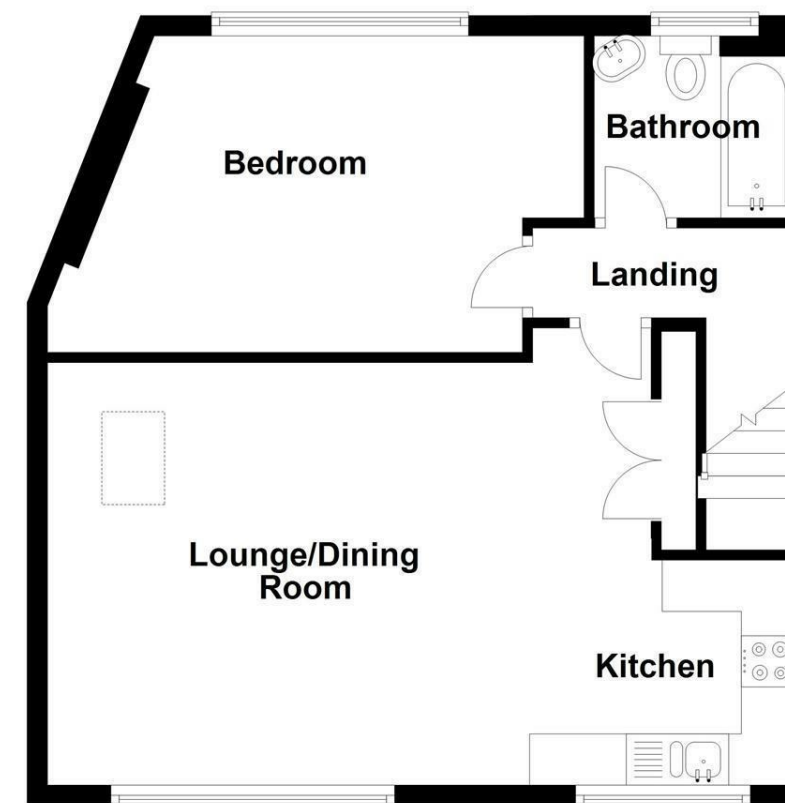
All owners of Woodland Hall are directors of 'Woodland Hall Management Committee' with a share of the freehold. Maintenance charges are currently £1806.98 p.a. (approx. £150.00 per month) payable to Seel & Co. There is no ground rent payable. We have been informed this includes maintenance of communal areas, window cleaning and buildings insurance.

Council Band - Band D - £1,780.99



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	58	
England & Wales		EU Directive 2002/91/EC

First Floor
Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 51.8 sq. metres (557.9 sq. feet)