

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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KINGSLAND CRESCENT

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, CF63 4JS - £97,500

For sale with no on-going chain. Spacious ground floor flat converted from within this imposing Victorian Villa style house. Found in good order. Briefly comprising entry into a grand communal hall via intercom entry, private hall, lounge open plan with kitchen and dining area - fully integrated with fridge, freezer, washing machine plus built in oven, hob & hood, 1 spacious double bedroom and a modern bathroom/wc - shower completes the accommodation. Complimented with upvc double glazing and gas central heating - combination boiler. At the rear an enclosed communal garden. Viewing highly recommended.

 1 bedroom(s)  1 bathroom(s)  525.00 sq ft

COMMUNAL ENTRANCE

Double doors lead into a grand entrance with its original Victorian Terrazzo tiled floor, access to all flats.

HALL

Access to all rooms.

LOUNGE KITCHEN

6.15m into bay x 5.03m max (20'2" into bay x 16'6" max)

Contemporary open plan living combining the living and dining area with the kitchen, deep bay window to the front, TV point, telephone point, intercom entry phone. Cupboard housing the gas boiler. Kitchen area fitted with a range of wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge & freezer, washing machine plus built in oven, hob & hood.

BEDROOM

3.68m x 2.90m (12'1" x 9'6")

Spacious double bedroom, 2 windows to rear.

BATHROOM

Fitted with a modern white suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc, heated chrome towel rail, window to rear


GARDEN

At the rear a large communal garden - fenced with stone chipping's and shrub display and borders.

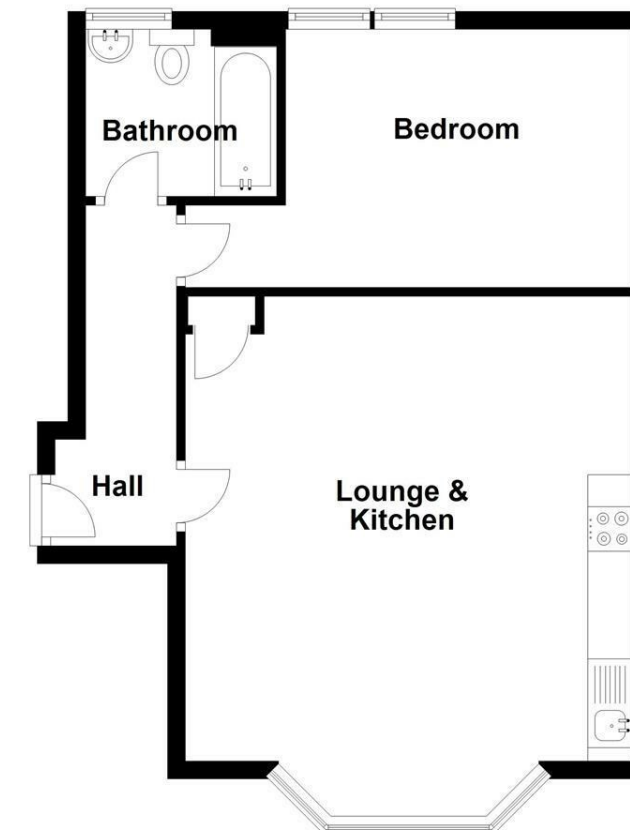
INFORMATION

We believe there is a 125 year lease from December 2006 (therefore 107 years remaining). Ground Rent of £50 per annum and a current service charge of £539.22 per quarter..



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		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor
Approx. 48.9 sq. metres (525.9 sq. feet)



Total area: approx. 48.9 sq. metres (525.9 sq. feet)