

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

SEAGER DRIVE



SEAGER DRIVE

, CF11 7FE - £160,000

For sale with no on-going chain and found in good order. Ground floor purpose built waterside flat with superb water views over the River Ely & beyond. Benefitting from a paved patio onto a communal enclosed lawn overlooking the water. Windsor Quay is well placed for local shops & supermarkets and a short drive into the City Center and with the link road taking you into Penarth or towards the M4 motorway. Briefly comprising communal entrance, porch, hall, spacious lounge/dining room with French doors onto the patio & lawn, fitted kitchen - appliances to remain, 2 bedrooms and modern bathroom - shower. Complimented with double glazing and electric heating - some replacement heaters. With an allocated parking space and visitor parking. All white interior with viewing recommended.

 2 bedroom(s)  1 bathroom(s)  578.00 sq ft

COMMUNAL ENTRANCE
Enter via intercom into hall allowing access to all flats.

PORCH
Door to hall.

HALL
Laminate flooring, intercom entry phone, airing cupboard with replacement hot water cylinder.

LOUNGE DINING ROOM
4.83m max x 4.09m max (15'10" max x 13'5" max)
Spacious living room, French doors allow access onto a paved patio and communal lawn plus afford a water view of the River Ely & beyond, TV point, telephone point, recessed area perfect as study area with side window, laminate floor.

KITCHEN
2.95m x 2.18m (9'8" x 7'2")
Fitted range of base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, built in oven, hob & cooker hood, dishwasher, washer/drier plus fridge to remain, window to side, laminate flooring.

BEDROOM 1
3.56m x 2.95m (11'8" x 9'8")
Double bedroom, window to rear, laminate flooring, telephone point.


BEDROOM 2
2.92m x 2.24m (9'7" x 7'4")
Window to rear, built in wardrobe to one corner, laminate flooring.

BATHROOM
Modern white suite comprising a panel bath with electric shower and glass screen, pedestal wash hand basin and close coupled wc, tiled surround and tiled floor, extractor fan.

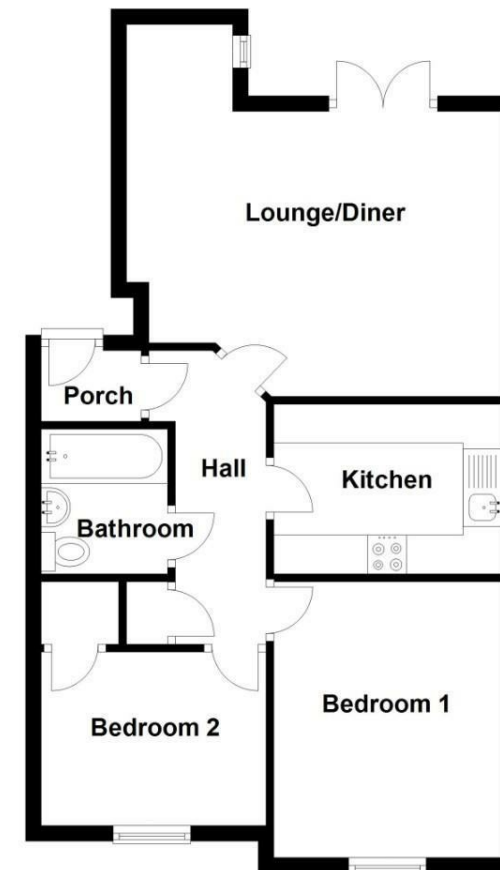
OUTSIDE
Well tended communal grounds, allocated parking space plus visitor spaces.

INFORMATION
We believe there is a 999 year lease from 24-06-1994 (therefore with 970 years remaining). Ground rent of £55.00 per annum. Current service charge of £724.49 for the 6 month period 01-01-24 to 30-06-24



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		
	68	71
England & Wales	EU Directive 2002/91/EC 	

Ground Floor
Approx. 53.8 sq. metres (578.7 sq. feet)



Total area: approx. 53.8 sq. metres (578.7 sq. feet)