

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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WAIN CLOSE

# WAIN CLOSE

, CF64 1TJ - £180,000

Modern purpose built flat located on the ground floor within this popular development by Crest Nicholson Homes. Beautifully presented throughout. Benefitting from secure key pad/intercom entry, allocated parking space by main entrance plus an enclosed communal courtyard - secure bike store. Briefly comprising a communal entrance, hall, lounge open plan to a fitted kitchen - built in oven, hob & cooker hood, 2 bedrooms - master having French doors leading onto a verandah with access also from the lounge plus a stylishly appointed modern bathroom - shower. Complimented with gas central heating (boiler serviced November 2023) and upvc double glazing. Viewing highly recommended.

 2 bedroom(s)  1 bathroom(s)  632.00 sq ft

### COMMUNAL HALL

Enter via intercom or key pad entry into communal hall, leading to all flats plus door to outside area in turn leading to a secure bin store & bicycle store.

### ENTRANCE HALL

Welcoming entrance hall, leading to all rooms, intercom entry-phone, cloaks cupboard.

### LOUNGE KITCHEN

4.95m x 4.62m (16'3" x 15'2")

Spacious open plan room combining the living and dining area with the kitchen, with TV point, telephone point, French doors lead out onto the decked verandah.

To the kitchen area - a good range of modern 2 tone wall and base units with laminate worktop and inset stainless steel one and half bowl sink & drainer with mixer tap, space for fridge/freezer, plumbing for washing machine with built in oven, 4 ring hob & cooker hood, concealed gas combination boiler (serviced November 2023), window to side.

### BEDROOM 1

3.43m x 3.07m (11'3" x 10'1")

Double bedroom, French doors with side glazed panels and windows leading onto the verandah, TV point, telephone point.

### BEDROOM 2

3.12m x 2.18m (10'3" x 7'2")

Spacious bedroom, window to front

### BATHROOM

Stylishly appointed modern white suite comprising a panel bath with shower over and curtain, wall mounted wash hand basin and close coupled wc - concealed cistern, heated chrome towel rail, extractor fan, tiled surround, shaver point.

### OUTSIDE

Enclosed inner communal courtyard with area for recycling plus secure key pad entry to bike store, allocated parking space by the main entrance plus visitor spaces.

### INFORMATION

We believe there is a lease of 125 years from 1st January 2010 therefore with 111 years remaining, ground rent of £250 per annum and current service charge including buildings insurance of £848.65 - 6 months and a reserve fund - £410 - 6 months.

Council band E - £2,448.16 (2024-2025) (Single occupier Discount)



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



**Ground Floor**  
Approx. 58.8 sq. metres (632.6 sq. feet)

Total area: approx. 58.8 sq. metres (632.6 sq. feet)