

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CORINTHIAN CLOSE

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, CF64 2LL - £165,000

Located on the top floor (2nd floor) is this purpose built spacious flat. Beautifully presented and found in good order throughout. For sale with no on-going chain and early completion offered. Set in this delightful village of Llandough on the fringe of Cardiff & Penarth. Briefly comprising of a communal entrance via security intercom, hall, spacious lounge, extensively fitted kitchen with room for table & chairs plus built in oven, 4 ring induction hob & cooker hood, 2 large double bedrooms - the master with built in wardrobes and bedroom furniture plus a fully tiled stylishly appointed shower room/wc. Complimented with upvc double glazing and electric plug in wall storage heating. Extra's to include a huge loft for storage with pull down aluminum ladder allowing access. Set in communal grounds with parking facilities and enclosed communal drying areas. Viewing highly recommended.

 2 bedroom(s)  1 bathroom(s)  807.00 sq ft

COMMUNAL ENTRANCE

Enter via security intercom, allowing access to all flats via staircase.

HALL

Access to all rooms plus pull down aluminum ladder leads to the loft for storage, intercom entry phone, telephone point, large walk in airing cupboard/cloaks cupboard - light & hot water tank plus slatted shelving.

LOUNGE

5.00 x 4.19 (16'5" x 13'9")

Spacious and bright living room with 2 windows to the rear and side, TV point.

KITCHEN

4.95 x 2.16 (16'3" x 7'1")

Extensively fitted with a range of wall and base units with round edge worktops and inset stainless steel one and half bowl sink & drainer with mixer tap and tiled splash backs, built in oven, 4 ring induction hob & cooker hood, plumbed for washing machine and space for fridge/freezer, window to front, room for table & chairs, tiled floor, 6 ceiling spot lights plus pendant light.

BEDROOM 1

3.73 to robes x 3.02 (12'3" to robes x 9'11")

Master double bedroom, window to rear, built in wardrobes to one wall plus built in single wardrobe with fitted over head cupboards and matching drawers.

BEDROOM 2

4.17 x 2.69 (13'8" x 8'10")

Large double bedroom, window to side.

SHOWER ROOM

Fitted with a modern white suite and fully tiled, comprising a corner shower cubicle, vanity wash hand basin and close coupled wc, heated chrome towel rail, 4 ceiling spot lights, window to front.

GROUNDS

Communal grounds with lawned areas and off road parking facilities, enclosed communal drying areas with rotary lines.

INFORMATION

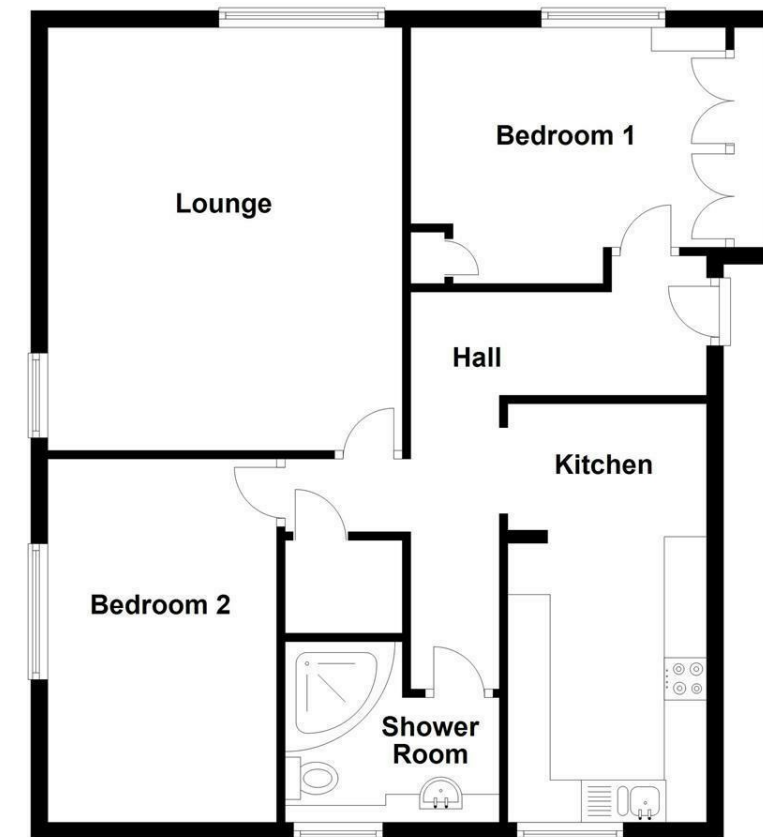
We believe there is a 125 year lease from 1st July 1982 with 85 years remaining. Ground rent of £10 per annum. The current service charge is £89.17 per calendar month. Council Band C - £1,761.35 (2024-2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Third Floor
Approx. 75.0 sq. metres (807.4 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 sq. feet)