

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KINGSLAND CRESCENT





#### 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 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

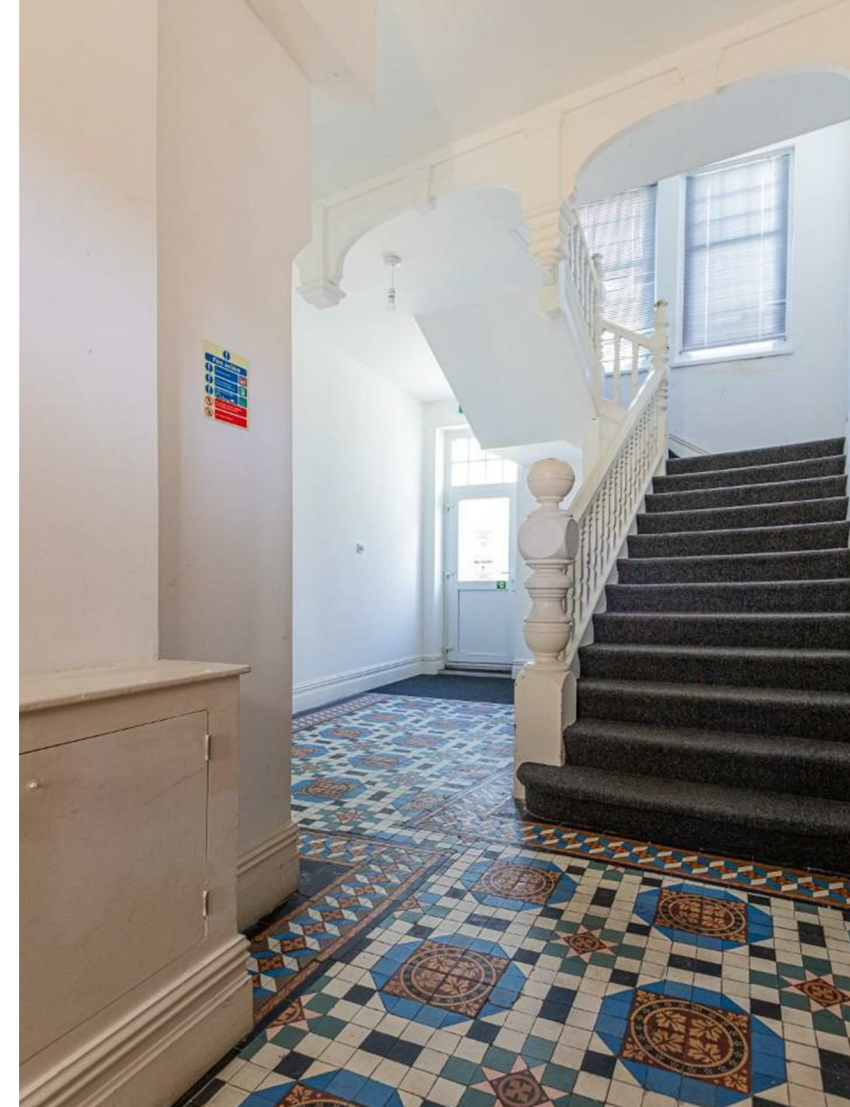
Fitted with a modern white suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc, heated chrome towel rail, window to rear

#### INFORMATION

We believe there is a 125 year lease from December 2006 (therefore 106 years remaining).

Current service charge payable of £1,257.96 p.a. plus an additional charge of £437.71p.a which includes Buildings Insurance and includes the Ground Rent of £50.

Council Banding - Band A £1,396 (2025-2026)







## KINGSLAND CRESCENT

, CF63 4JS - £99,000



1 Bedroom(s)



1 Bathroom(s)



525.90 sq ft

For sale with no on-going chain. Spacious ground floor flat converted from within this imposing Victorian Villa style house.

Recently re-decorated throughout so now found in good order.

Briefly comprising entry into a grand communal hall with original Terrazzo tiled floor 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 electric central heating.

At the rear an enclosed communal garden.

Viewing highly recommended.



### PROPERTY SPECIALIST

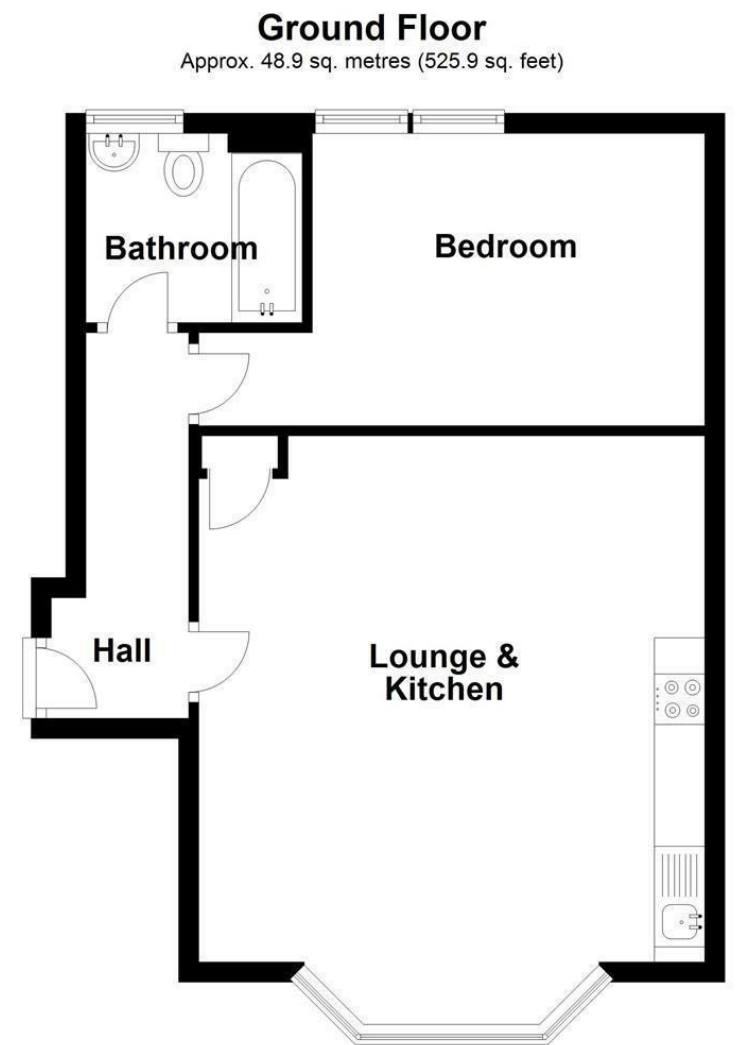
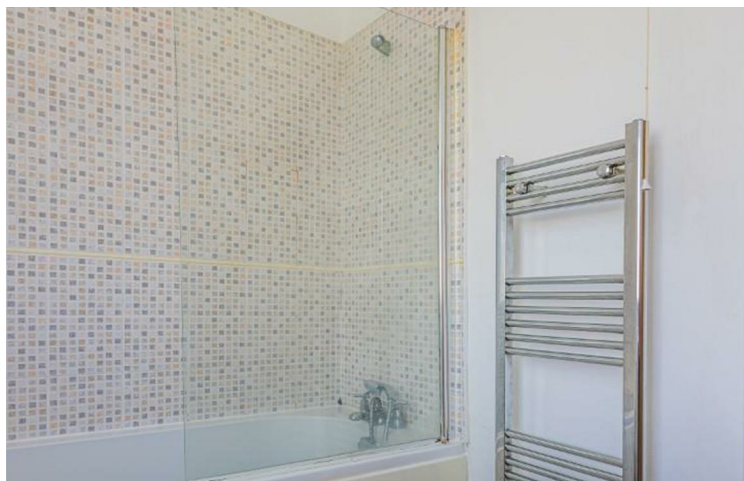
Mr Paul Davies

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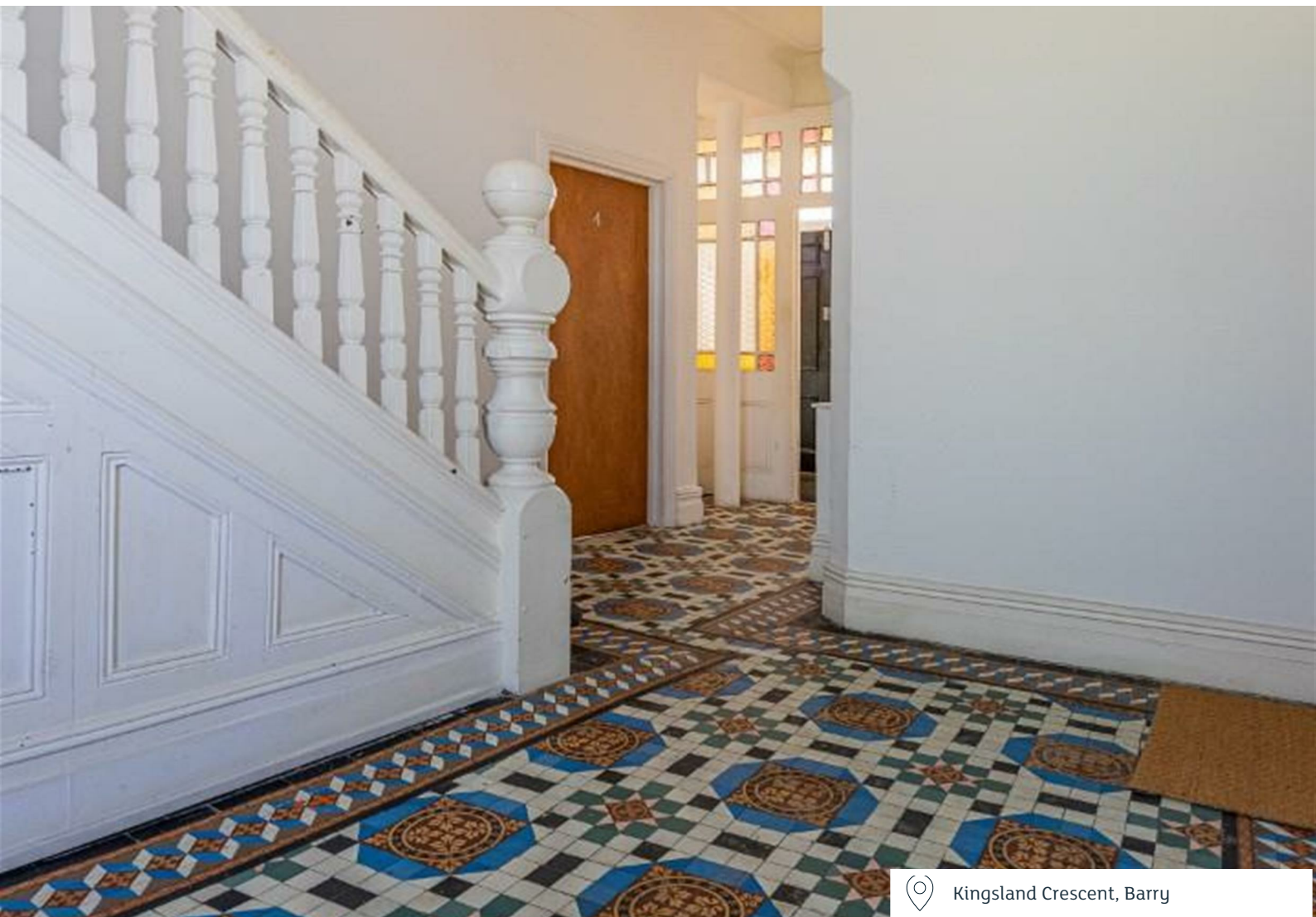
Negotiator







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



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		
		67
	41	
England & Wales		EU Directive 2002/91/EC