



Hansen Court Heol Glan Rheidol, Cardiff CF10 5NZ

welcome to

Hansen Court Heol Glan Rheidol, Cardiff

- RIVER VIEWS
- MODERN STUDIO APARTMENT
- MODERN KITCHEN & BATHROOM
- LIFT ACCESS
- COMMUNAL PARKING

Tenure: Leasehold EPC Rating: B

offers in excess of

£120,000

We are delighted to be offering for sale this beautifully presented studio apartment with river views. To fully appreciate what is on offer an early internal inspection comes highly recommended. This modern apartment offers an excellent opportunity for first time buyers or investors.



Lounge Area

13' 1" x 11' 5" (3.99m x 3.48m)

Kitchen Area

6' 5" x 6' 8" (1.96m x 2.03m)

N.B

view this property online allenandharris.co.uk/Property/CTN108979

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

CTN108979 - 0004

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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