



Spillers & Bakers Llansannor Drive, Cardiff CF10 4BX

welcome to
Spillers & Bakers Llansannor
Drive, Cardiff

- Iconic Development - Penthouse Apartment
- Uninterrupted Views across the South-City Skyline
- Brand-New High-Gloss Fitted Kitchen
- Two Good Sized Bedrooms
- Spacious Bathroom Suite

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£180,000

The property offers accommodation exceeding 780 SqFt, beautifully combining original features with contemporary fittings. This exceptional penthouse apartment inhabits a former Victorian flour-mill, first established in 1893, and converted to apartments in the 1980's.



Communal Lobby

Entrance Hall

Lounge

18' x 10' 4" (5.49m x 3.15m)

Kitchen

11' 8" x 7' 2" (3.56m x 2.18m)

Bathroom

Bedroom One

13' 7" x 8' 5" (4.14m x 2.57m)

Bedroom Two

12' 4" x 8' 9" (3.76m x 2.67m)

view this property online allenandharris.co.uk/Property/CTN108955



Property Ref:

CTN108955 - 0007

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.



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