



Overstone Court, Cardiff CF10 5NU

welcome to

Overstone Court, Cardiff

- MODERN OPEN PLAN KITCHEN/LIVING ROOM
- TWO BEDROOM
- CHAIN FREE
- BALCONY
- PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000

PUBLIC NOTICE

137 Overstone Court Cardiff CF10 5NU

We are acting in the sale of the above property and have received an offer of £141,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place



Living/Kitchen

23' 3" max x 11' 2" max (7.09m max x 3.40m max)

Bedroom 1

14' 8" max x 9' 10" max (4.47m max x 3.00m max)

Bedroom 2

13' 1" x 8' 2" (3.99m x 2.49m)

Bathroom

5' 7" max x 6' 7" max (1.70m max x 2.01m max)

En-Suite

6' max x 6' 8" max (1.83m max x 2.03m max)

view this property online allenandharris.co.uk/Property/CTN109284



Property Ref:

CTN109284 - 0004

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.


allen & harris



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