



Grangemoor Court, Cardiff, CF11 0AE

Welcome to

Grangemoor Court, Cardiff

Situated in a small, quiet development along the banks of the River Taff, this lovely top floor apartment makes the most of its location! With unobstructed views up and down the river from a lounge & balcony, two bedrooms, ensuite, two parking spaces and low service charges, dont miss out!

Communal Entrance

The property is located at the end of the development via a communal door, with stairs to first floor and a ground floor lobby with postboxes for each apartment.

Entrance Hall

Entered via a solid timber door into an entrance hall with built in storage cupboard, a further storage/airing cupboard housing the hot water tank, electric heater, loft access and doors to all rooms.

Lounge

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to side with water views, double glazed double doors to the rear with direct water views which open out onto a balcony affording a beautiful southerly aspect with 180 degree water and countryside views.

Kitchen

9' 2" x 7' (2.79m x 2.13m)

Double glazed window to side with water views, re-fitted contemporary kitchen with an extensive range of floor and wall mounted units in gloss white with complimenting work surfaces over, integrated appliances include a wine fridge, fridge/freezer, eye-level electric oven, separate microwave oven plus an electric induction hob with cooker hood above, single bowl and drainer sink unit with mixer tap, tiled splash backs.

Bedroom 1

16' max x 9' 2" (4.88m max x 2.79m)

Double glazed window to rear with direct water views, electric radiator, door to ensuite.

Ensuite

Corner shower cubicle, WC, corner wash hand basin with mixer tap, tiled floor, fully tiled walls.

Bedroom 2

10' 10" x 9' 3" (3.30m x 2.82m)

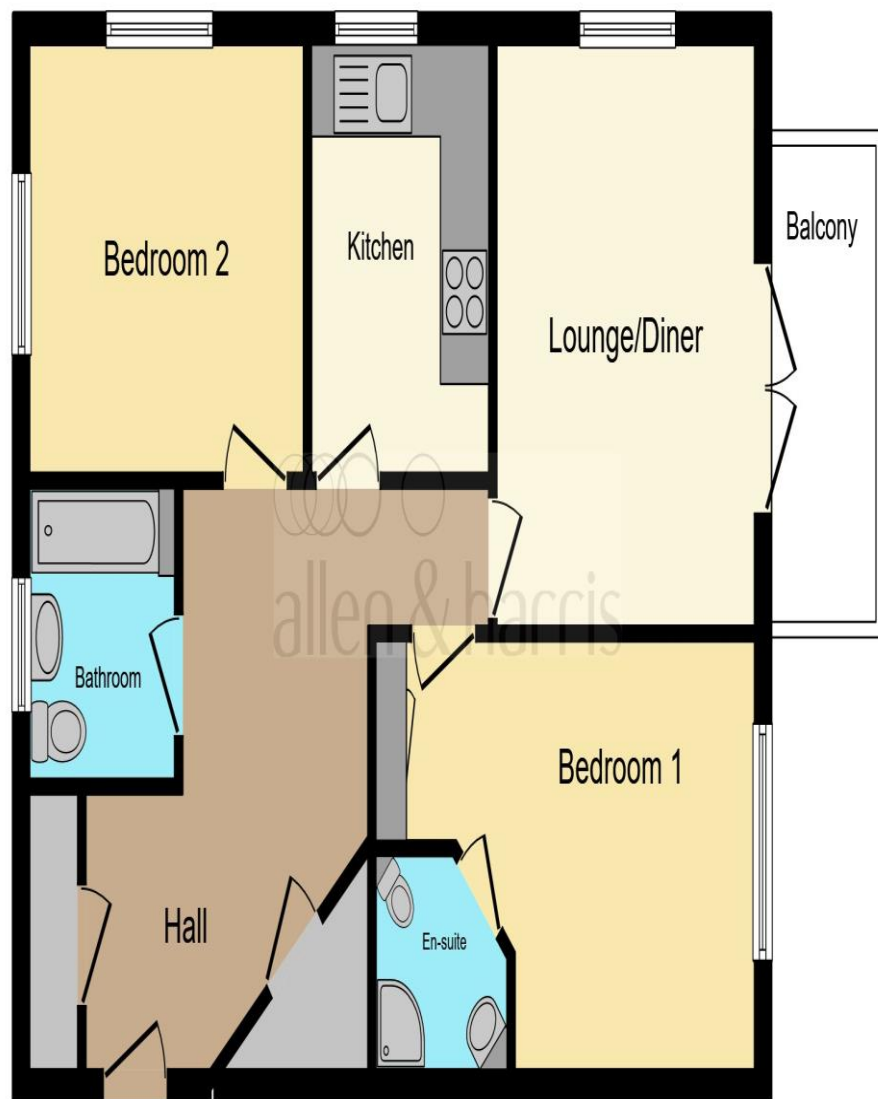
Two double glazed windows to front and side, electric radiator.

Bathroom

Double glazed window to front, circular wash hand basin with mixer tap set on a large counter top with plumbing for washing machine and dryer beneath, WC, panelled bath tiled floor and fully tiled walls.

Outside

Outside the property benefits from TWO off road parking spaces and there are plenty of visitor spaces available for the development.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

Grangemoor Court, Cardiff

- Top floor, two bedroom apartment in small, quiet development which nestles by the river in Cardiff Bay
- Spacious lounge and dining area with doors opening to a private balcony with uninterrupted river views.
- Modern fully fitted kitchen with gloss units and several integrated appliances.
- Master bedroom with river views and modern ensuite, generous 2nd bedroom and a contemporary bathroom.
- Well maintained communal grounds and TWO allocated parking spaces.

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1200.00

Ground Rent: 182.90

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1999.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



view this property online allenandharris.co.uk/Property/PNR106726



Property Ref:
PNR106726 - 0004

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