







welcome to

Greystone Court Kings Road, Cardiff

Located just a stone's throw away from Pontcanna High Street and benefiting from all local amenities, this tranquil apartment is in an ideal spot. With excellent transport links and general location, it is perfect for city commuters and anyone interested in living a city lifestyle!

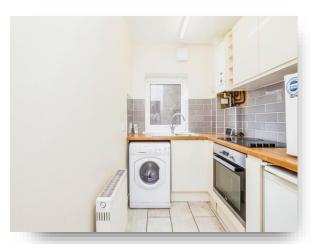












Entrance Porch

Secure entrance to communal hallway, door to rear communal inner hallway, door to apartment.

Entrance Hall

Fuse box and intercom, door to all rooms.

Lounge

14' 2" max x 11' 6" max (4.32m max x 3.51m max) Patio door to outside communal patio, TV and Internet points, radiator and laminate flooring.

Kitchen

9' 6" max x 5' 8" max (2.90m max x 1.73m max) Integral electric oven and hob, plumbing for washing machine, space for fridge, wall mounted boiler, radiator, ceramic tiled flooring, stainless steel sink and drainer, extractor fan, tiled splash back and double glazed window to side.

Bedroom One

10' 8" $\max x$ 9' 4" \max (3.25m $\max x$ 2.84m \max) Double glazed window to rear, radiator and laminate flooring.

Bathroom

5' 5" max x 7' 4" max (1.65m max x 2.24m max) WC, wash hand basin, heated towel rail, paneled bath, mostly tiled walls, ceramic tiled flooring, obscure double glazed window to side and wall mounted vanity cabinet.





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- Spacious one bedroom ground floor apartment
- Parking at rear of property
- Secure communal entrance
- Light and airy living room
- Separate fitted kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£155,000









postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107309



Property Ref: CRP107309 - 0019 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 quidance 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







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