



Rowsby Court, Pontprennau Cardiff CF23 8FG

welcome to

Rowsby Court, Pontprennau Cardiff

A GROUND FLOOR apartment positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access and is in close proximity to supermarkets and many local shops/amenities. The property briefly comprises hall, lounge, fitted kitchen, double bedroom and bathroom.

Communal Entrance

Via door into:

Communal Hallway

Access to apartment.

Entrance

Via door into:

Hall

Storage cupboard housing tank and access to:

Lounge Area

16' 11" x 12' 3" (5.16m x 3.73m)

Double glazed window to rear aspect, double glazed French doors to Juliette balcony, wall mounted heater and access to:

Kitchen Area

7' 9" x 6' 7" (2.36m x 2.01m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine and fridge/freezer, and double glazed window to rear aspect.

Double Bedroom

12' 3" x 9' 4" (3.73m x 2.84m)

Double glazed window to front aspect and wall mounted heater.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin and double glazed window to front aspect.

Outside

Allocated Parking

The vendor has advised us that the property has an allocated parking space.

Leasehold Information

The vendor has advised us of the below:

Length of Lease Approx. 150 Years

Service Charge: Approx. £1187.76 per annum

Ground Rent: Approx. £150 per annum

The vendor has also advised that there are potential increases on the service charge



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



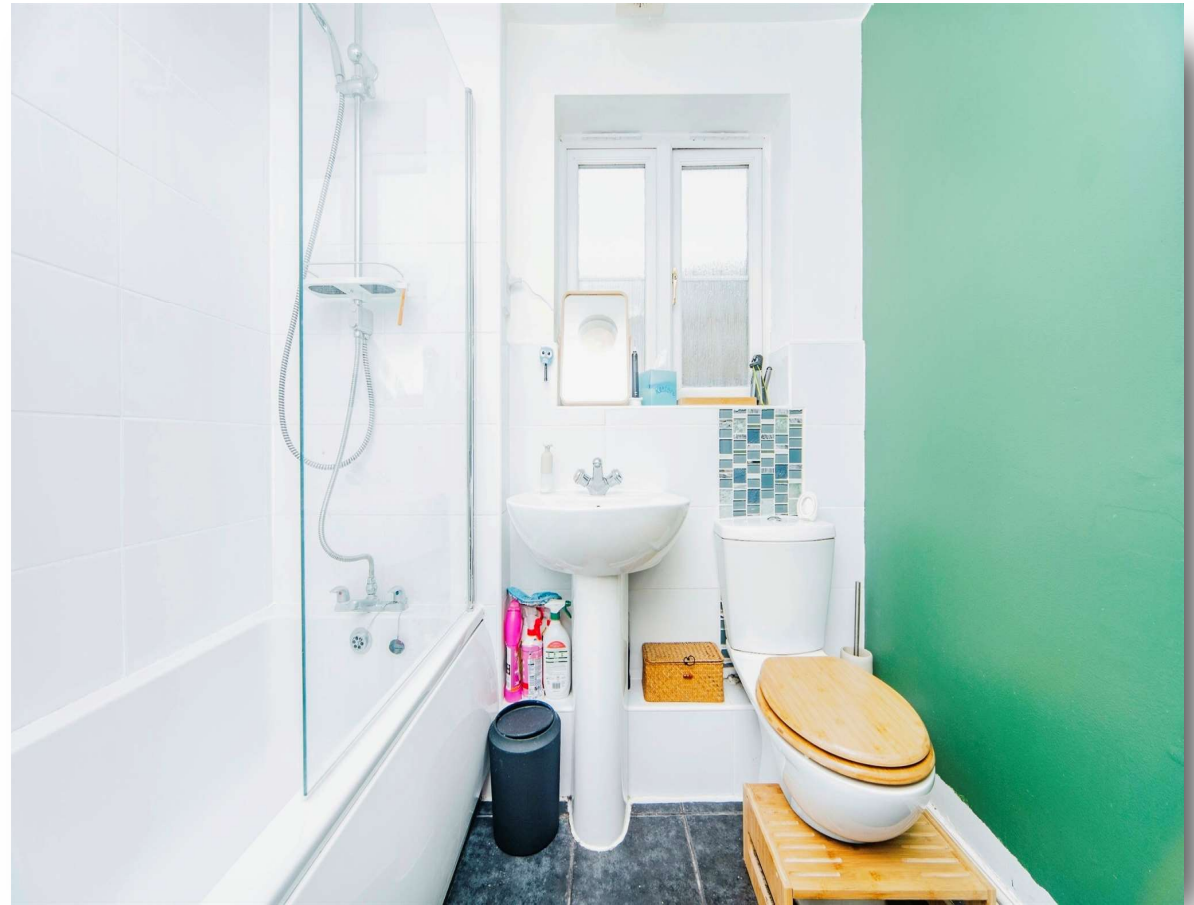
welcome to
Rowsby Court,
Pontprennau Cardiff

- Ground Floor Apartment
- Double Bedroom
- Lounge Area
- Fitted Kitchen Area
- Bathroom
- Double Glazing

Tenure: Leasehold EPC Rating: Awaited

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

£145,000



view this property online [allenandharris.co.uk/Property/ROA113318](https://www.allenandharris.co.uk/Property/ROA113318)



Property Ref:
ROA113318 - 0003

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 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.


allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



[allenandharris.co.uk](https://www.allenandharris.co.uk)