



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



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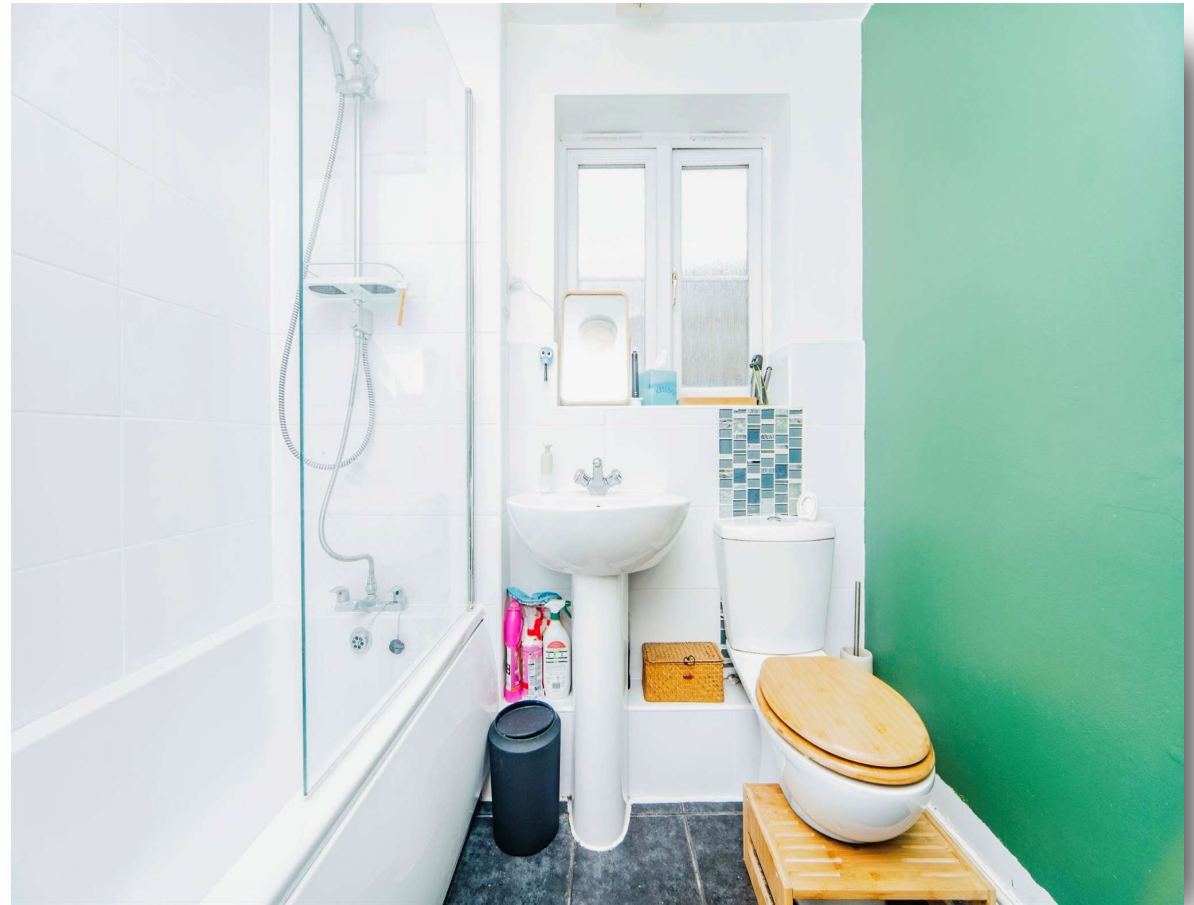
- Ground Floor Apartment
- Double Bedroom
- Lounge Area
- Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£140,000



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



Property Ref:
ROA113318 - 0005

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