



Beaufort Square, Windsor Village Cardiff CF24 2TX

welcome to

Beaufort Square, Windsor Village Cardiff

NO CHAIN! A FIRST FLOOR TWO BEDROOM flat set in the popular location of WINDSOR VILLAGE, within walking distance of local amenities and easy access to bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing Recommended!

Communal Entrance

Entered via a secured communal access into:

Communal Hallway

Access to rear allocated parking and stairs rising to flat.

Entrance

Via front door into:

Hall

Built in storage cupboard and airing cupboard housing water tank, electric heater and access to:

Lounge Area/ Dining Area

13' x 9' 8" (3.96m x 2.95m)

Double glazed window to front aspect, electric heater and access to:

Kitchen Area

7' 9" x 7' 8" (2.36m x 2.34m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven with extractor fan over, spaces for washing machine and fridge/freezer, vinyl flooring and powerpoints.

Bedroom One

13' 9" Max x 10' 3" Max (4.19m Max x 3.12m Max)

Double glazed window to front aspect, electric heater, powerpoints, built in wardrobe with sliding door and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and vinyl flooring.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m)

Two double glazed windows to front aspect, electric heater and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, extractor fan and vinyl flooring.

Outside

Allocated Parking

The vendor has advised that there is an allocated parking space.

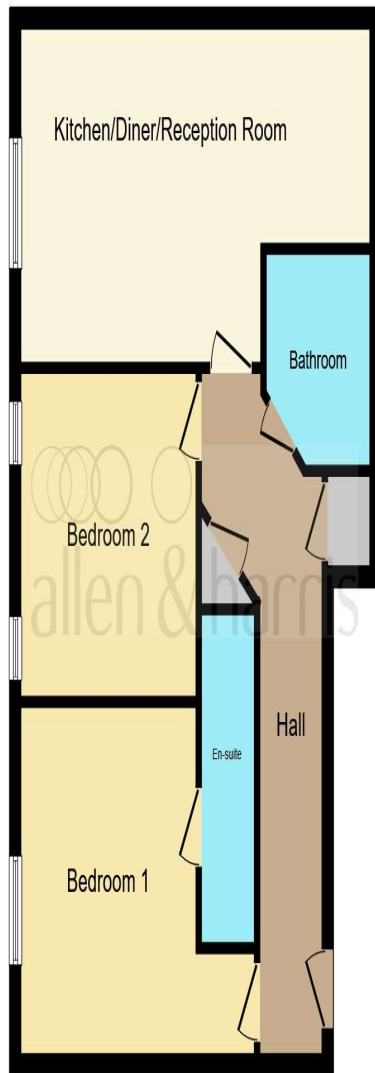
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 977 Years Left

Ground Rent: Approx. £150.00 per annum

Service Charge: Approx. £1650.00 per annum



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Beaufort Square,
Windsor Village Cardiff

- First Floor Flat
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge Area/ Dining Area/ Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. 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/ROA113610



Property Ref:
ROA113610 - 0002

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.

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