



**Connaught Road,Roath Cardiff CF24 3PY**

**welcome to**

## **Connaught Road, Roath Cardiff**

NO CHAIN! A GROUND FLOOR flat situated in the ideal location of ROATH within walking distance of local amenities and close to the City Centre with easy access to the A48/M4 access corridor. The accommodation comprises entrance hall, lounge/fitted kitchen area, double bedroom and shower room.

### **Communal Entrance**

Via communal door into:

### **Communal Hallway**

Leading to a shared garden and access to the flat.

### **Entrance**

Via front door into:

### **Hall**

Access to:

### **Lounge Area/ Kitchen Area**

20' 7" x 9' 1" ( 6.27m x 2.77m )

Fitted with wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, integrated fridge/freezer, spotlights, electric radiator and double glazed Bi Fold doors providing access to shared rear garden.

### **Double Bedroom**

12' 6" x 9' 4" ( 3.81m x 2.84m )

Two double glazed windows to front aspect, electric radiator and spotlights.

### **Shower Room**

Fitted with a three piece suite comprising electric shower, wash hand basin, WC, electric radiator, spotlights and double glazed window to side aspect.

### **Outside**

### **Communal Garden**

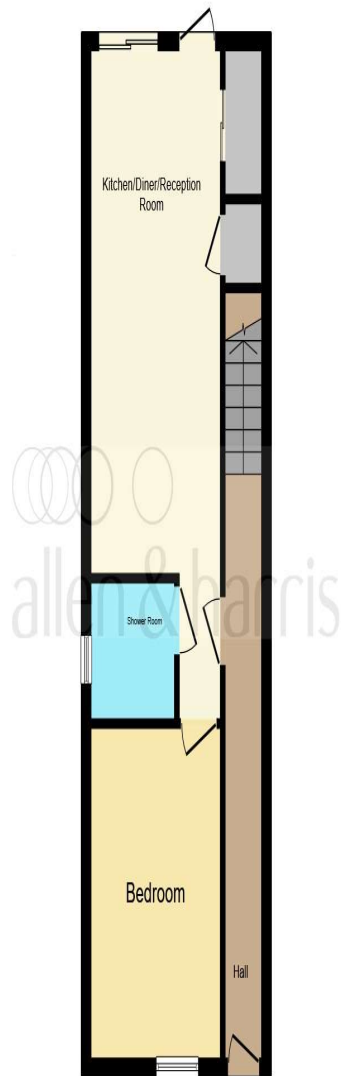
### **Leasehold Information**

Length of Lease: Approx. 993 Years Remaining

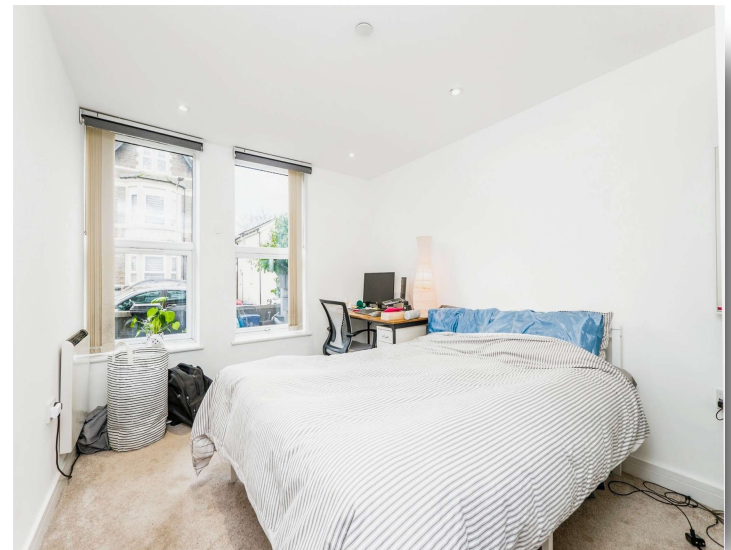
Service Charge: Approx. £23.65 Per Annum

Ground Rent: Approx. £150.00 Per Annum

Service Charge Review Date: 31st December 2025



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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**Connaught Road,**  
**Roath Cardiff**

- Ground Floor Flat
- Double Bedroom
- Lounge Area
- Fitted Kitchen Area
- Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Nov 2018. 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**



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Property Ref:  
ROA113650 - 0006

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