



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

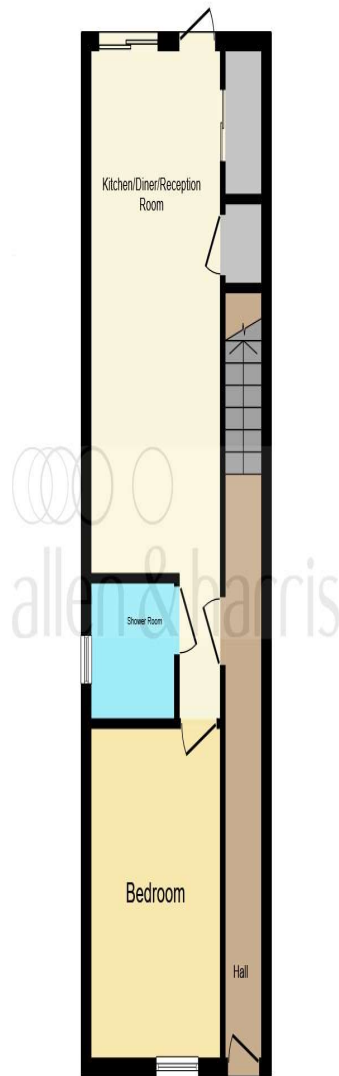
Communal Garden

Leasehold Information

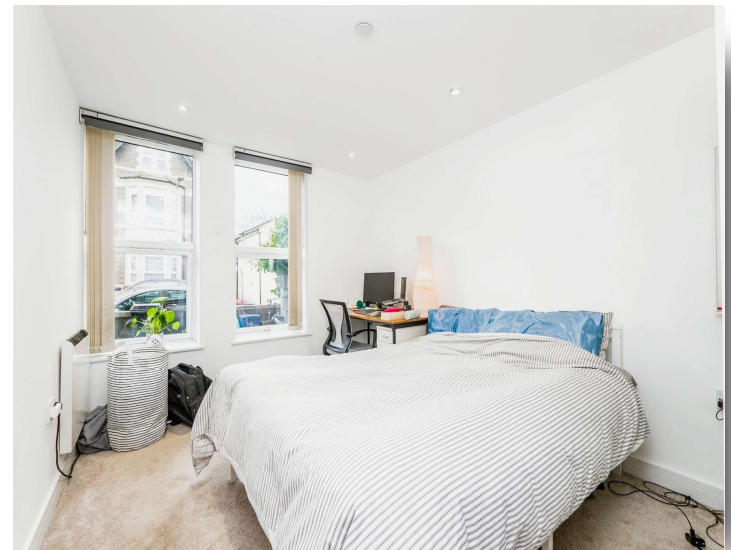
Length of Lease: Approx. 993 Years Remaining

Service Charge: Approx. £283.80 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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Roath Cardiff

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

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 283.80
Ground Rent: Ask Agent

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



view this property online allenandharris.co.uk/Property/ROA113650



Property Ref:
ROA113650 - 0007

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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