



Pascall Court St. Peters Street, Roath Cardiff CF24 3DH

welcome to

Pascall Court St. Peters Street, Roath Cardiff

This two bedroom apartment is located within walking distance of Cardiff City Centre and is offered with secured private parking! Benefiting from your own private entrance, this apartment offers spacious living accommodation. Internal viewing is recommended of this ideal first time buy!

Entrance

Via own private entrance into:

Hall

Doors to bedrooms, bathroom and lounge, storage cupboard, wood laminate flooring.

Lounge

14' 6" x 12' 4" (4.42m x 3.76m)

Double glazed window to front aspect, wood laminate flooring, radiator, telephone point, TV aerial points, powerpoints.

Kitchen

8' 9" x 6' 9" (2.67m x 2.06m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric oven and hob with cooker hood over, plumbing for washing machine, space for fridge and slimline dishwasher, tiled flooring, powerpoints and double glazed window to front aspect.

Bedroom One

11' 2" to wardrobes x 8' 8" (3.40m to wardrobes x 2.64m)

Double glazed window to rear aspect, wood laminate flooring, powerpoints and recently fitted wardrobes.

Bedroom Two

7' 8" x 7' (2.34m x 2.13m)

Double glazed window to rear aspect, radiator and powerpoints.

Bathroom

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

Outside

Secured Gated Parking

Secured parking facility based on a first come first serve basis.

Leasehold Information

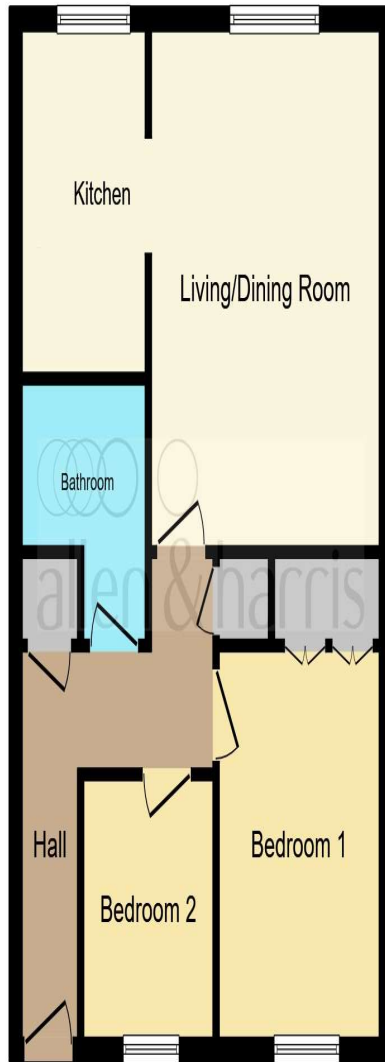
The vendor has advised of the below:

There is a share of the freehold.

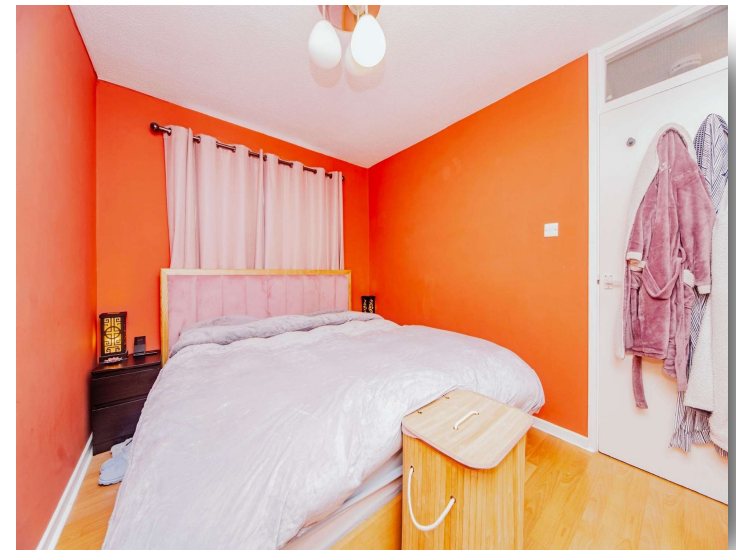
Length of Lease: Approx. 984 years

Service Charge: Approx. £720 per annum

The vendor has advised that there will be future price increases annually over 3 years.



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.



welcome to

**Pascall Court St. Peters Street,
Roath Cardiff**

- Top Floor Apartment
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Share of Freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 2010. 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

£150,000



view this property online allenandharris.co.uk/Property/ROA113670



Property Ref:
ROA113670 - 0004

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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