



**Edward Nicholl Court Waterloo Road, Penylan Cardiff CF23
9BW**

welcome to

Edward Nicholl Court Waterloo Road, Penylan Cardiff

NO CHAIN! A FIRST FLOOR FLAT, in the sought after location in PENYLAN, Cardiff. The property is within walking distance of local shops, schools, bus routes and Waterloo Gardens. The property offers entrance hallway, lounge with balcony, fitted kitchen, two bedrooms and bathroom. Viewing Recommended!

Communal Entrance

Via door into:

Communal Hallway

Shared by two flats and stairs rising up to the flat entrance.

Entrance

Via door into:

Hall

Built in storage cupboard and built in airing cupboard with water tank, loft hatch, radiator, intercom with communal door controls and access to:

Lounge

24' 2" Max x 13' 8" Max (7.37m Max x 4.17m Max)
Single glazed wooden bay window to side aspect, two single glazed windows to side aspect, gas fire with marble hearth, radiator, built in storage cupboard and double glazed wooden door providing access onto balcony overlooking Waterloo Road.

Kitchen

14' 2" x 8' 1" (4.32m x 2.46m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, dishwasher and fridge/freezer, tiled splashback, radiator, tiled flooring and double glazed wooden bay window to side aspect.

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)
Single glazed wooden window to side aspect, radiator and built in wardrobe with mirrored sliding doors.

Bedroom Two

13' 5" x 9' 8" (4.09m x 2.95m)
Single glazed wooden window to side aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, partially tiled walls, vinyl flooring, radiator and single glazed wooden window to side aspect.

Outside

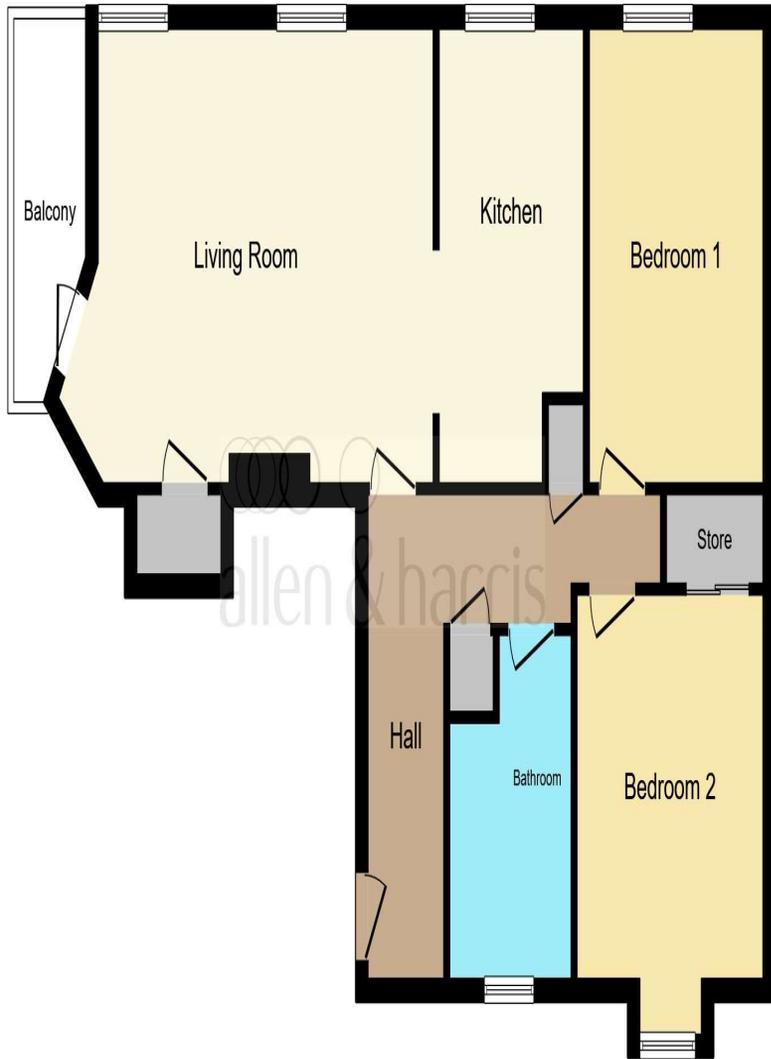
Parking

The vendor has advised that there is car park.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 145 years left
Service Charge: Approx. £1322.94 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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**Edward Nicholl Court Waterloo Road,
Penylan Cardiff**

- First Floor Flat
- Two Bedrooms
- Lounge with Balcony
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 156 years from 20 Mar 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



view this property online allenandharris.co.uk/Property/ROA113700



Property Ref:
ROA113700 - 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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