



Cowper Court Cowper Place, Roath Cardiff CF24 3FT

welcome to

Cowper Court Cowper Place, Roath Cardiff

NO CHAIN! A rarely available FIRST 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 property further benefits from a garage. Viewing's Highly Recommended!

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to the flat.

Entrance

Via door into:

Hallway

Double glazed window to front aspect, laminate flooring, radiator, airing cupboard and storage cupboard.

Lounge Area/ Dining Area

26' 4" x 10' 11" (8.03m x 3.33m)

Double glazed window to rear aspect, small turret style to front, laminate flooring and radiator.

Kitchen

11' 1" x 6' 6" (3.38m x 1.98m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and electric oven, cooker hood, spaces for washing machine and undercounter fridge and freezer, wall mounted combi boiler and double glazed window to side aspect.

Bedroom One

15' 6" x 10' 5" (4.72m x 3.17m)

Double glazed sliding doors providing access to balcony and radiator.

Bedroom Two

14' 4" x 8' 11" (4.37m x 2.72m)

Two double glazed windows to front aspect, radiator and fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, partially tiled walls, tiled flooring and double glazed window to side aspect.

Outside

Garage

The vendors have advised that there is a garage.

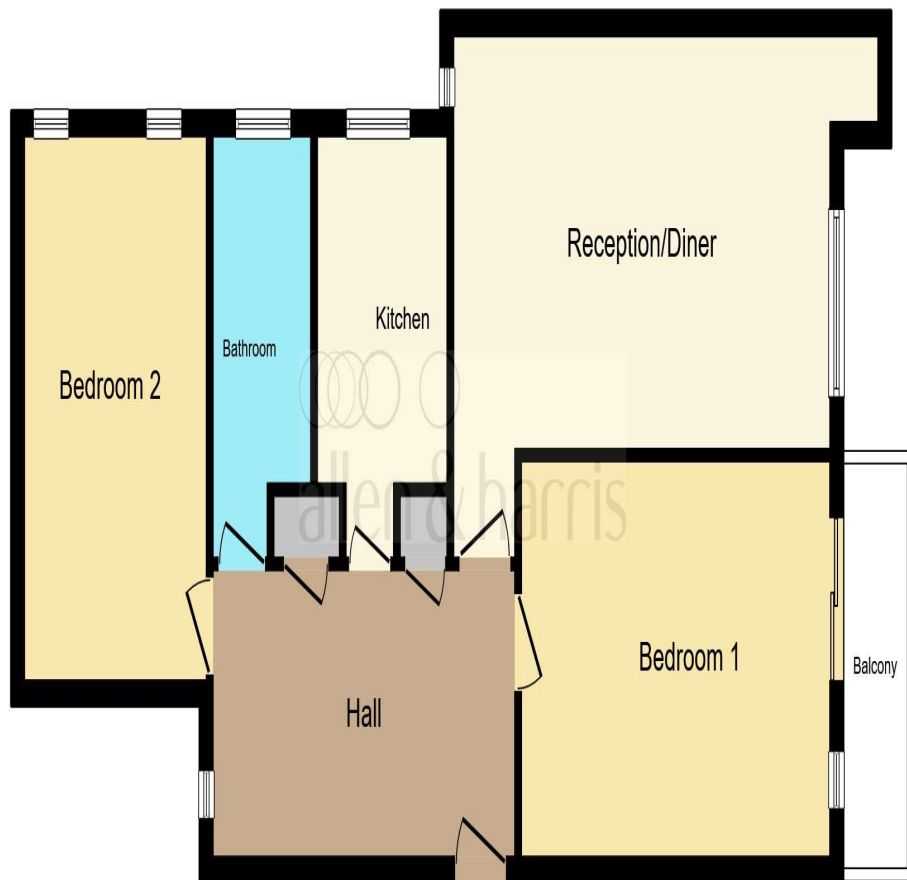
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 138 years remaining

Ground Rent: £0

Service Charge: Approx. £1320 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.



welcome to

**Cowper Court Cowper Place,
Roath Cardiff**

- First Floor Flat
- Two Double Bedrooms
- Lounge/Dining Area
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1320.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 187 years from 26 Oct 1976. 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

£200,000



view this property online allenandharris.co.uk/Property/ROA113964



Property Ref:
ROA113964 - 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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