



Rowsby Court, Pontprennau Cardiff CF23 8FG

welcome to

Rowsby Court, Pontprennau Cardiff

A SECOND FLOOR apartment positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access, a regular bus service to Cardiff, Cardiff Gate and is in close proximity to supermarkets and many local shops/amenities.

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to the apartment.

Entrance

Via door into:

Hall

Double glazed window to rear aspect, electric radiator, vinyl flooring, two storage cupboards, intercom and access to:

Lounge Area/ Dining Area

17' 1" Max x 12' 7" Max (5.21m Max x 3.84m Max)

Double glazed window to front aspect, vinyl flooring, electric radiator, double glazed French doors with Juliette balcony and opens to:

Kitchen Area

10' 2" Max x 6' 3" Max (3.10m Max x 1.91m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine and fridge/freezer, vinyl flooring and double glazed window to rear aspect.

Bedroom One

12' 5" Max x 8' 9" Max (3.78m Max x 2.67m Max)

Double glazed window to front aspect, electric radiator and fitted wardrobes.

Bedroom Two

9' 2" Max x 6' 9" Max (2.79m Max x 2.06m Max)

Double glazed window to front aspect, electric radiator and fitted wardrobe.

Bathroom

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

Outside

Allocated Parking

The vendor has advised us that the property has an allocated undercroft parking space.

Leasehold Information

The vendor has advised us of the below:

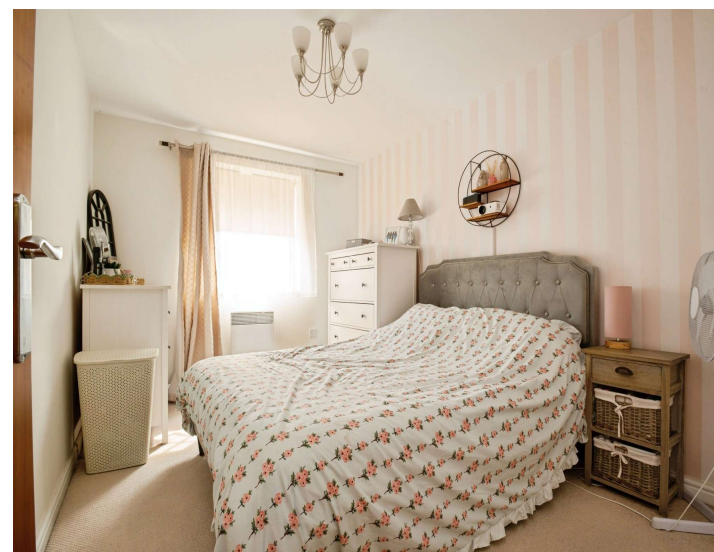
Length of Lease Approx. 150 Years

Service Charge: Approx. £1708 per annum

Ground Rent: Approx. £150 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
Rowsby Court,
Pontprennau Cardiff

- Second Floor Apartment
- Two Bedrooms
- Lounge Area
- Dining Area
- Fitted Kitchen Area

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 1708.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2004.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£180,000



view this property online allenandharris.co.uk/Property/ROA114032



Property Ref:
ROA114032 - 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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