



**Worcester House Cyncoed Gardens, Cyncoed Cardiff CF23 5SL**

**welcome to**

## **Worcester House Cyncoed Gardens, Cyncoed Cardiff**

NO CHAIN! A well presented FIRST FLOOR APARTMENT situated in the sought after location of Cyncoed Gardens. This purpose built apartment offers spacious accommodation throughout and deserves internal inspection. The property is within walking distance to park, bus routes and other local amenities.

### **Communal Entrance**

Entered via a secured door into:

### **Communal Hallway**

Stairs and lift access to the first floor.

### **Entrance**

Via a wooden door into:

### **Hallway**

Wall mounted intercom, radiator and doors providing access to:

### **Lounge Area/Dining Area**

20' 3" Max x 13' 4" Max ( 6.17m Max x 4.06m Max )  
Double glazed window to front aspect, two radiators, fitted blinds, double glazed sliding doors onto balcony to front aspect and opens to:

### **Kitchen Area**

15' 9" x 9' 9" ( 4.80m x 2.97m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, microwave and oven, cooker hood, integrated washing machine, dishwasher and fridge/freezer, tiled flooring and radiator.

### **Bedroom One**

12' 8" plus walkway x 11' 5" ( 3.86m plus walkway x 3.48m )  
Double glazed sliding doors providing access onto rear balcony, radiator, built in wardrobe and access to:

### **En-Suite**

Fitted with a three piece suite comprising shower, wash hand basin and WC inset to vanity unit, wall mounted cupboard, tiled flooring, extractor fan, spotlights, heated towel rail and double glazed window to rear aspect.

### **Bedroom Two**

11' 11" x 9' 6" ( 3.63m x 2.90m )  
Double glazed window to rear aspect, radiator, wall mounted combi boiler, fitted blinds and built in wardrobe.

### **Bathroom**

Fitted with a three piece suite comprising bath, wash hand basin and WC inset to vanity unit, wall mounted cupboard, tiled flooring, extractor fan, spotlights, heated towel rail and double glazed window to rear aspect.

### **Outside**

### **Communal Gardens**

### **Communal Parking**

Both undercroft and outdoor.

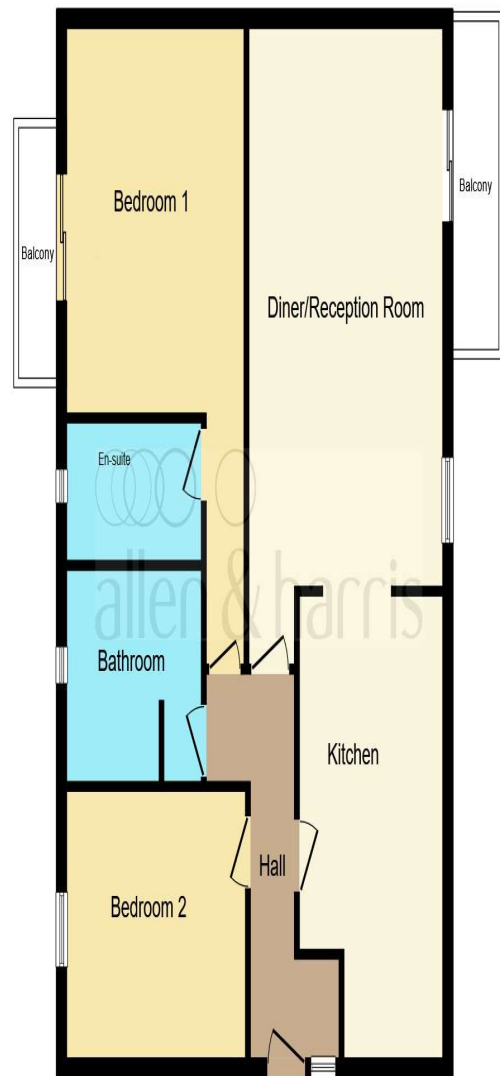
### **N.B**

Integral to building is a storage area, locked with access from covered area.

### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 123 years remaining  
Ground Rent: Approx. £270 per annum  
Service Charge: Approx. £3360 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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## **Worcester House Cyncoed Gardens, Cyncoed Cardiff**

- First Floor Purpose Built Apartment
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge Area/Dining Area
- Fitted Kitchen Area

Tenure: Leasehold EPC Rating: B

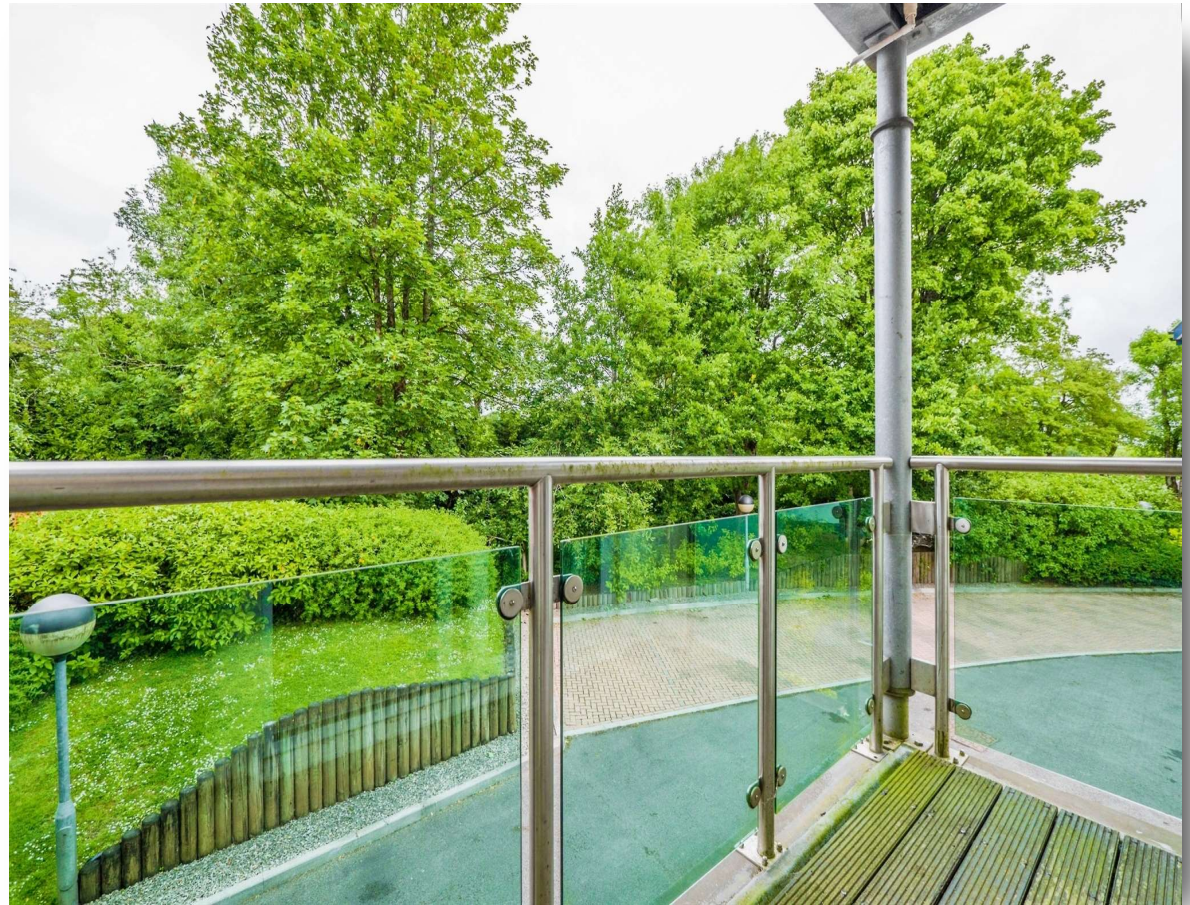
Council Tax Band: G Service Charge: 3360.00

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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

**£375,000**



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Property Ref:  
ROA114049 - 0002

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