



Page Drive, Windsor Village Cardiff CF24 2TU

welcome to

Page Drive, Windsor Village Cardiff

NO ONWARD CHAIN! A DETACHED COACH HOUSE situated in the popular location of WINDSOR VILLAGE within walking distance of local shops, bus routes, schools and within easy access to the Cardiff City Centre and the A48/M4 access corridor. Internal Viewing Highly Recommended!

Ground Floor

Entrance

Via front door into:

Hall

Radiator and stairs rising to first floor to:

Landing

Double glazed window to rear aspect, two built in storage cupboards and access to:

Lounge Area/ Kitchen Area

18' 8" x 17' 3" (5.69m x 5.26m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven, dishwasher and fridge/freezer, radiator, laminate flooring, two double glazed windows to front aspect and double glazed window to rear aspect.

Bedroom One

12' x 10' 5" (3.66m x 3.17m)

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

Bedroom Two

12' Max x 10' 8" Max (3.66m Max x 3.25m Max)

Double glazed window to front aspect, radiator, loft hatch and built in overstairs storage cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC inset to vanity unit, tiled flooring and partially tiled walls.

Outside

Rear Garden

Patio area.

Garage

18' 9" x 8' 9" (5.71m x 2.67m)

With up and over door from driveway. Wall mounted combi boiler, electricity and space for washing machine.

Allocated Parking

The vendor has advised that there is allocated parking to the front of the property.

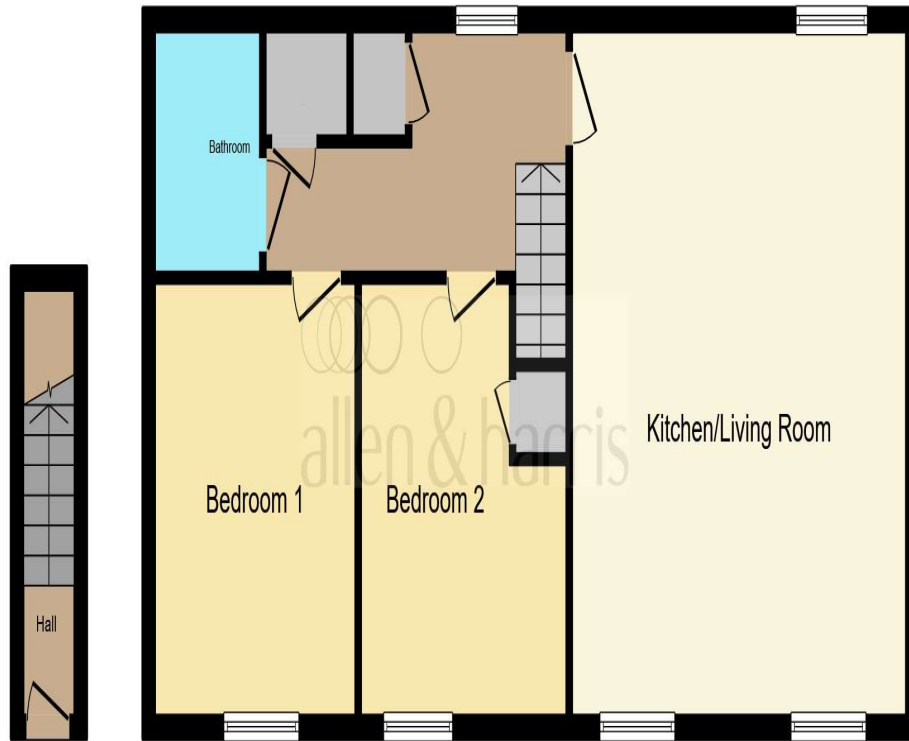
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 75 years remaining

Ground Rent: Approx. £153 per annum

Service Charge: Approx. £1100 per annum



Ground Floor

First Floor

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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Page Drive,

Windsor Village Cardiff

- Detached Coach House
- Two Bedrooms
- Lounge Area/Fitted Kitchen Area
- Bathroom
- Rear Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1100.00

Ground Rent: 153.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



view this property online allenandharris.co.uk/Property/ROA114029



Property Ref:
ROA114029 - 0002

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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