



**Page Drive, Windsor Village Cardiff CF24 2TU**

**welcome to**

## **Page Drive, Windsor Village Cardiff**

**\*\*Tenants in Situ\*\*** Rental income of £1,000 pcm\*\* A DETACHED COACH HOUSE with garden and garage situated 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.

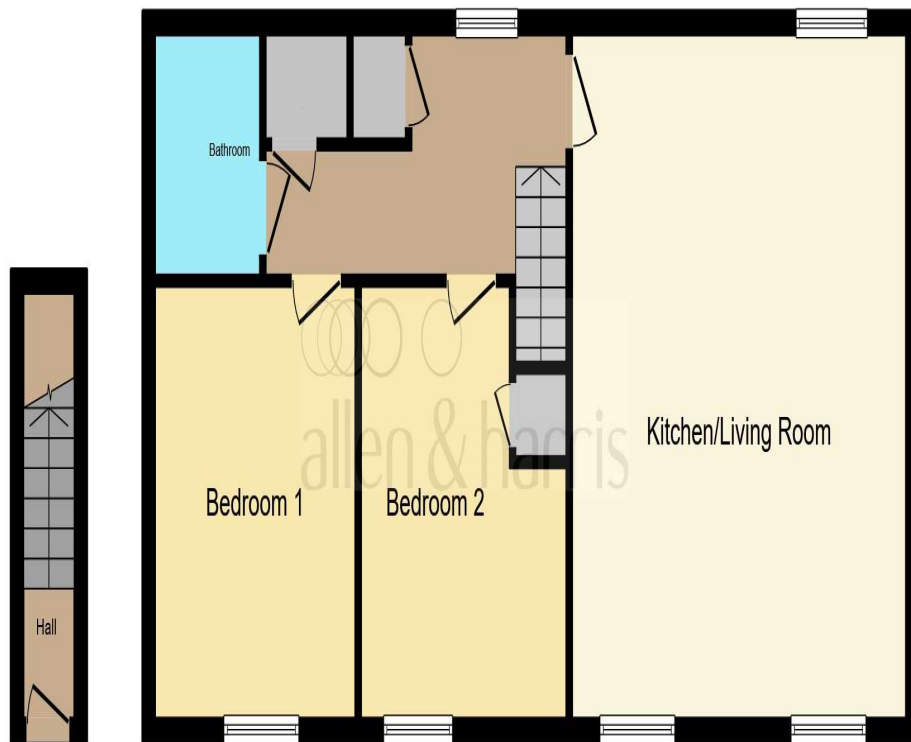
#### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 975 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
- Tenant in Situ
- Rental income of £1,000 pcm
- 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**



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Property Ref:  
ROA114029 - 0003

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