

**Stephenson Court Wordsworth Avenue, Roath Cardiff CF24 3FX**

**welcome to**

## **Stephenson Court Wordsworth Avenue, Roath Cardiff**

A SECOND FLOOR RETIREMENT APARTMENT located in the sought area of Wordsworth Avenue in ROATH. The apartment briefly comprises of entrance hallway, lounge, fitted kitchen, double bedroom and shower room. This residence will suit those looking within close proximity to Cardiff city centre.

### **Communal Entrance**

Via door into:

### **Communal Hallway**

Stairs rising to flats, lifts to all floors, reception area and access to the flat.

### **Entrance**

Via door into:

### **Hall**

Intercom, radiator, laminate flooring and access to:

### **Lounge**

17' 11" x 10' ( 5.46m x 3.05m )

Two double glazed bay windows to front aspect, radiator, laminate flooring and access to:

### **Kitchen**

8' 9" Max x 6' 6" Max ( 2.67m Max x 1.98m Max )

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, tiled flooring, built in cupboard housing combi boiler and double glazed window to front aspect.

### **Bedroom One**

13' 9" x 8' 2" ( 4.19m x 2.49m )

Two double glazed windows to front aspect, radiator and laminate flooring.

### **Bedroom Two**

14' 4" x 6' 9" ( 4.37m x 2.06m )

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

### **Shower Room**

Fitted with three piece suite comprising shower cubicle, WC, wash hand basin, radiator, partially pvc panelled walls, vinyl flooring, extractor fan and sliding door.

### **Outside**

Communal gardens and visitors parking.

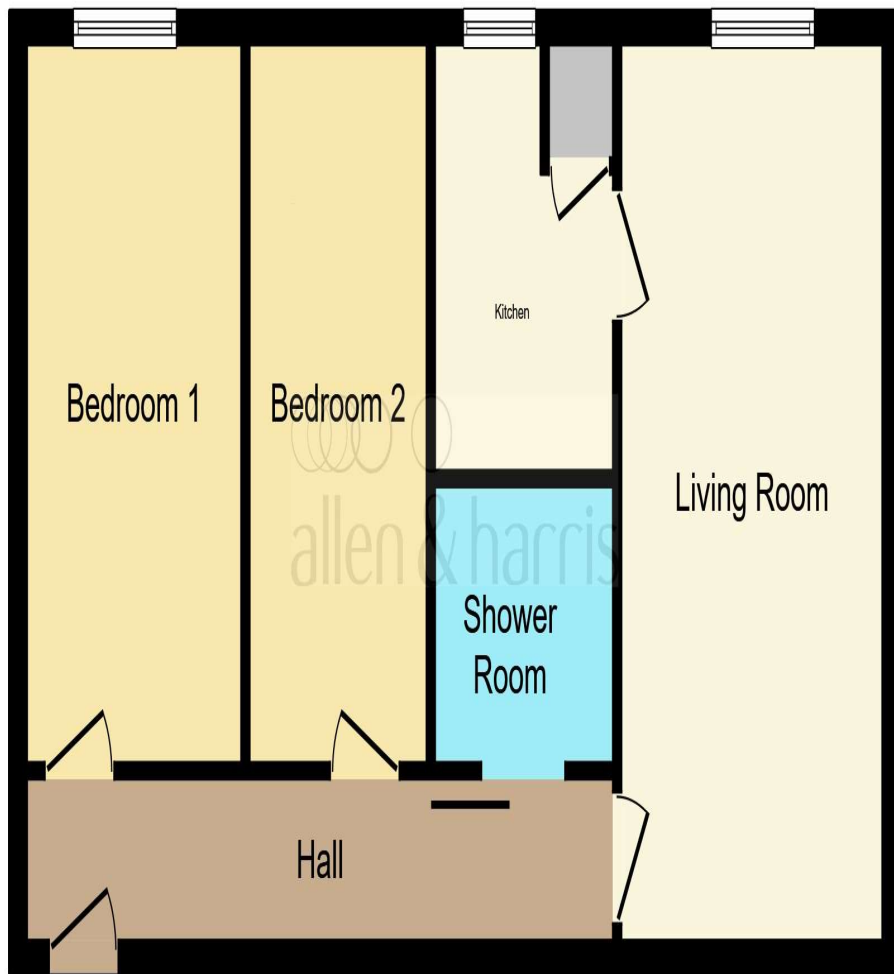
### **Leasehold Information**

The vendor has advised of the below:

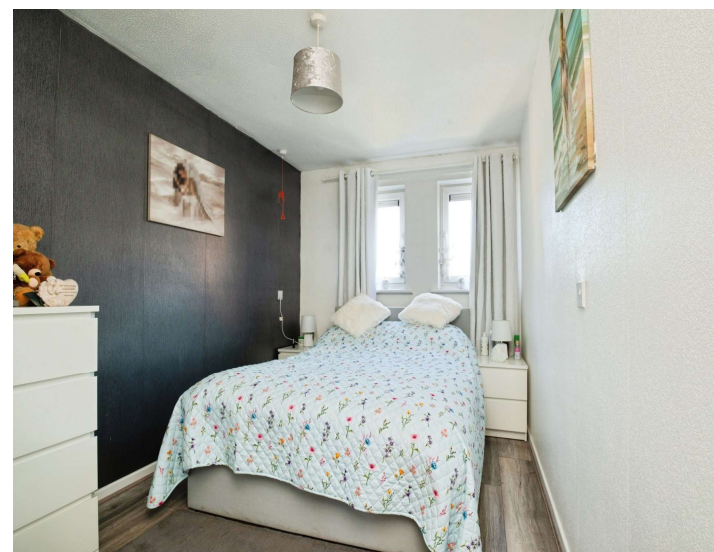
Length of Lease: Approx. 96 years remaining

Service Charge: Approx. £2239 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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**Stephenson Court Wordsworth Avenue,  
Roath Cardiff**

- Second Floor Retirement Apartment
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room

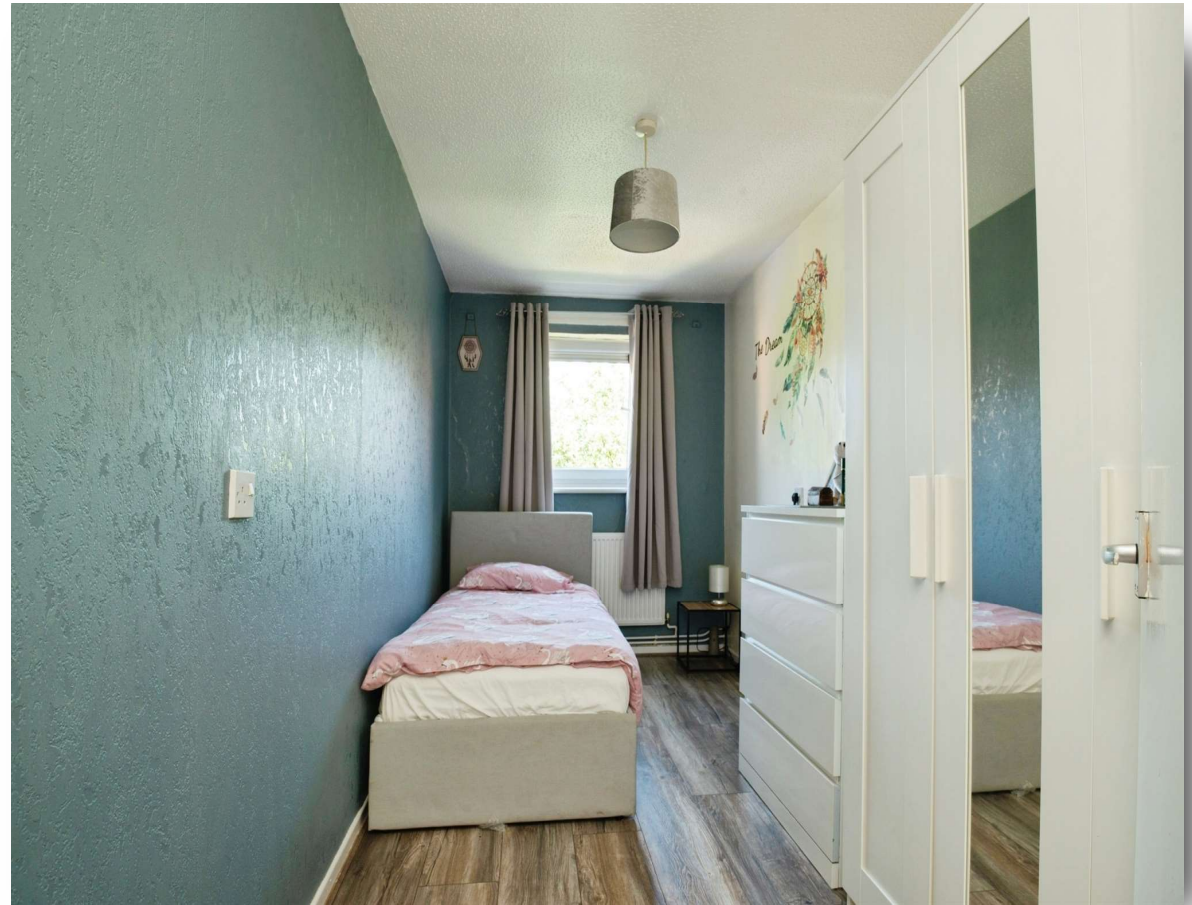
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2239.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£120,000**



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Property Ref:  
ROA114103 - 0002

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