



**Oriel House Windsor Road, Cardiff CF24 2FY**

**welcome to**

## **Oriel House Windsor Road, Cardiff**

A FIRST FLOOR apartment situated within close proximity to Cardiff city centre and local amenities. The property comprises of entrance hall, lounge/fitted kitchen, double bedrooms and bathroom. There is a communal parking facility with an allocated parking space with this property.

### **Communal Entrance**

Door providing access to:

### **Communal Hallway**

Lift and access to:

### **Entrance**

Via a wooden front door into:

### **Hall**

Laminate flooring, radiator and access to:

### **Lounge Area**

Irregular Shaped Room 22' 6" Max x 15' 2" Max ( 6.86m Max x 4.62m)

Double glazed full aspect sliding door to front aspect, laminate flooring radiator and open plan to:

### **Kitchen Area**

Irregular Shaped Room 10' 5" Max x 9' 3" Max ( 3.17m Max x 2.82m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, space for washing machine, integrated fridge/freezer and cupboard housing combi boiler.

### **Double Bedroom**

18' Max x 12' 9" Max ( 5.49m Max x 3.89m Max )

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

### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, partially tiled walls, vinyl flooring and heated towel rail.

### **Outside**

#### **Allocated Parking**

A communal parking facility with one allocated parking space.

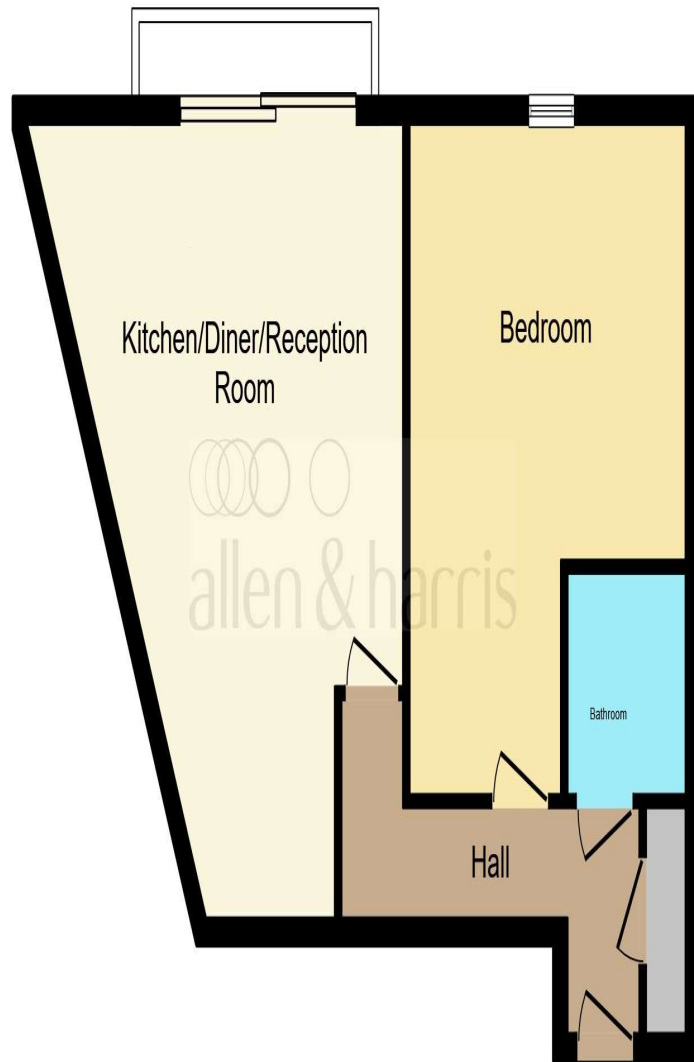
#### **Communal Roof Terrace**

Lift access, with communal courtyard located on the 1st floor.

#### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 996 years left  
Service Charge: Approx. £1680 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**

**Oriel House Windsor Road,  
Cardiff**

- First Floor Purpose Built Apartment
- Double Bedroom
- Lounge/Fitted Kitchen
- Bathroom
- Close Proximity to Cardiff City Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1680.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Aug 2022. 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

**£140,000**



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Property Ref:  
ROA113903 - 0003

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