



Colchester Court Melrose Avenue, Penylan Cardiff CF23 9AU

welcome to

Colchester Court Melrose Avenue, Penylan Cardiff

A TWO BEDROOM PURPOSE BUILT FIRST AND SECOND FLOOR MAISONETTE situated in the popular location of PENYLAN 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 wooden glazed door giving access to flat.

Hall

Stairs rising to first floor and access to:

First Floor

Lounge

16' 1" x 11' 5" Excluding stairwell (4.90m x 3.48m Excluding stairwell)

Double glazed window to front aspect, power points, door leading to kitchen, stairs rising to second floor and storage heater.

Kitchen

14' 10" Max x 10' 2" (4.52m Max x 3.10m)

Fitted with a range of wall and base level units with complementary works surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, powerpoints, storage heater, cupboard housing electric box and gas meter and two double glazed windows to rear aspect.

Second Floor

Landing

Cupboard housing tank and doors providing access to:

Bedroom One

11' 5" Max x 9' 1" plus door recess (3.48m Max x 2.77m plus door recess)

Double glazed window to front aspect, storage heater, power points and two storage cupboards.

Bedroom Two

14' 3" Max x 8' 3" Max (4.34m Max x 2.51m Max)

Double glazed window to rear aspect, storage heater, powerpoints and fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, partially tiled walls and double glazed window to rear aspect.

Outside

Garage

With up and over door.

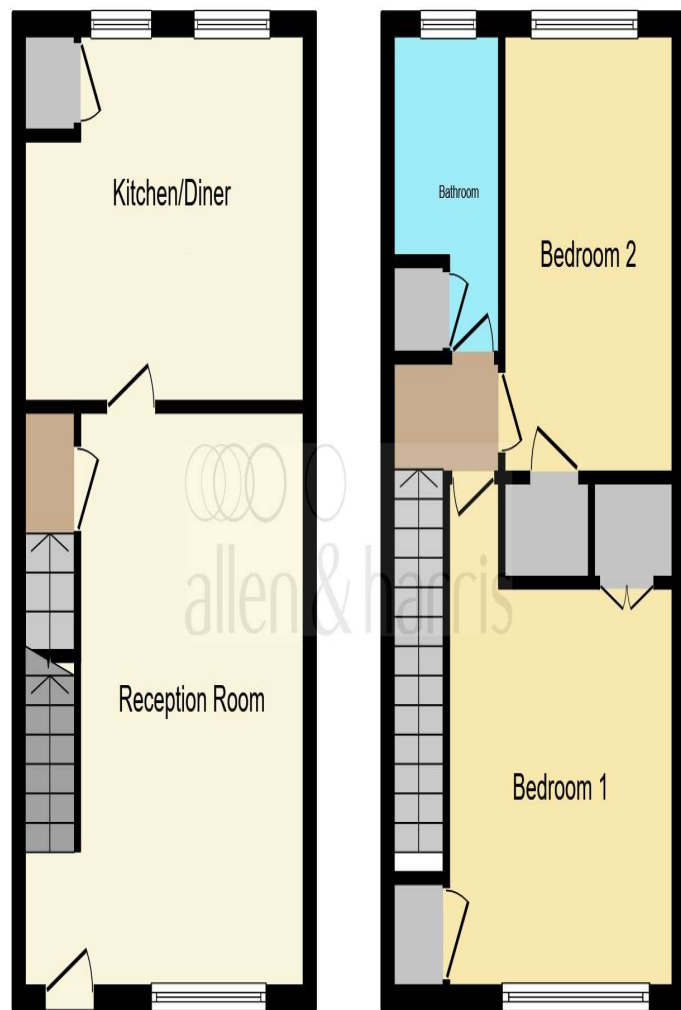
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 117 years left

Ground Rent: Approx. £100 per annum

Service Charge: Approx. £1400 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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Colchester Court Melrose Avenue,

Penylan Cardiff

- First and Second Floor Maisonette
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 1400.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 2017. 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

£170,000



view this property online allenandharris.co.uk/Property/ROA114118



Property Ref:
ROA114118 - 0005

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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