



Redwell Court Ty-Gwyn Road, Penylan Cardiff CF23 5AZ

welcome to

Redwell Court Ty-Gwyn Road, Penylan Cardiff

NO CHAIN! A GROUND FLOOR RETIREMENT APARTMENT, set in the popular retirement development of REDWELL COURT, PENYLAN within close proximity to local shops and bus routes. This apartment briefly comprises entrance hall, lounge, fitted kitchen, two bedrooms and bathroom.

Communal Entrance

Via a secure door into:

Communal Hallway

Lift access.

Entrance

Via door into:

Hall

Two built in storage cupboards and access to:

Lounge

15' 4" x 11' 4" (4.67m x 3.45m)

Double glazed windows to side and rear aspect, radiator and access to:

Kitchen

14' 11" x 6' 8" (4.55m x 2.03m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine and fridge/freezer, radiator, wall mounted boiler and double glazed window to side aspect.

Bedroom One

11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window to side aspect and radiator.

Bedroom Two

11' 11" x 7' 1" (3.63m x 2.16m)

Double glazed window to side aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator and tiled walls.

Outside

Communal Gardens

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 99 years from November 1989

Service Charge: Approx. £2239.56 per annum

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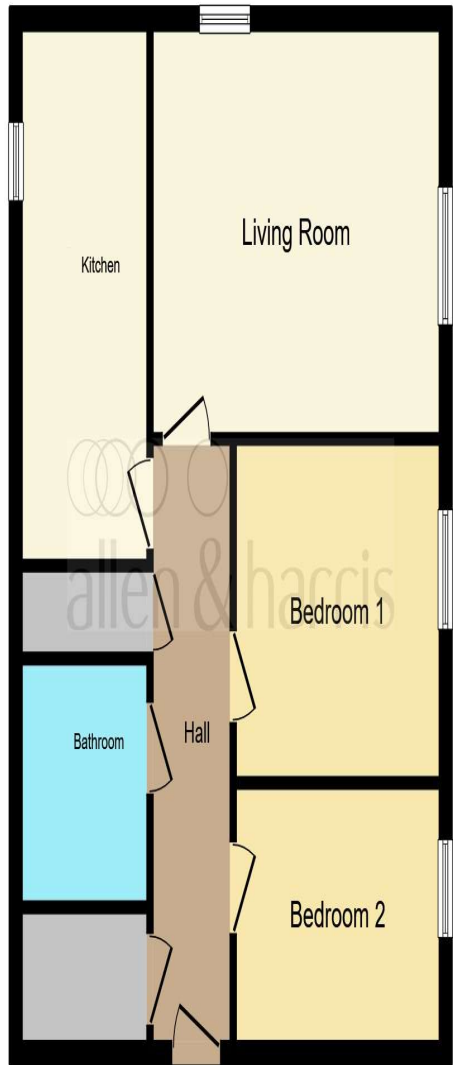
Length of Lease: Approx. 99 years from October 2014

Service Charge: Approx. £2061.84 per annum

(Approx. £171.82 per calendar month)

Additional Notes

We have been advised by the company selling the property that the management company will have to carry out a new buyer interview with any prospective buyer to make sure they qualify under the terms of the lease and understand the responsibilities under the terms of the lease.



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

**Redwell Court Ty-Gwyn Road,
Penylan Cardiff**

- Ground Floor Retirement Apartment
- Two Bedrooms
- Over 55's Only
- No Chain
- Parking

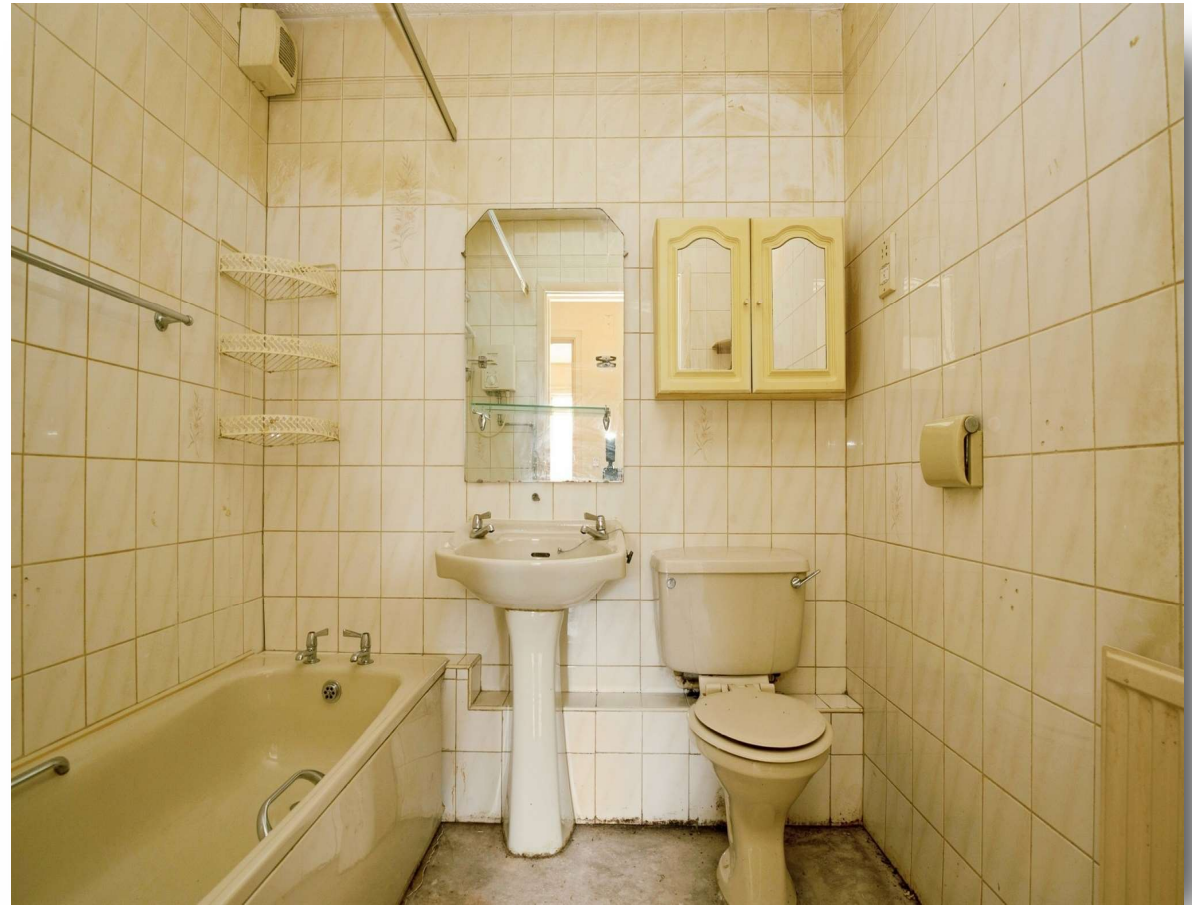
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2061.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online allenandharris.co.uk/Property/ROA114254



Property Ref:
ROA114254 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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