



Claude Place, Roath Cardiff CF24 3QF

welcome to

Claude Place, Roath Cardiff

NO ONWARD CHAIN! A FIRST FLOOR FLAT situated in the ideal location of ROATH within walking distance of local amenities and close to the City Centre with easy access to the A48/M4 access corridor. The accommodation comprises entrance hall, lounge, fitted kitchen, two bedrooms and bathroom.

Communal Entrance

Via communal door into:

Communal Hallway

Access to the flat.

Entrance

Via door into:

Hall

Laminate flooring and access to:

Lounge

17' 2" x 11' 1" (5.23m x 3.38m)

Two double glazed window to side aspect, radiator, spotlights, laminate flooring and access to:

Kitchen

11' 1" x 9' 10" (3.38m x 3.00m)

Fitted with wall and base level units with complementary surfaces over, sink unit, integrated hob and oven, spaces for washing machine, tumbledryer and fridge/freezer, spotlights, radiator, tiled flooring and double glazed window to rear aspect.

Bedroom One

15' 2" Max x 14' 7" Max (4.62m Max x 4.45m Max)

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

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)

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

Bathroom

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

Outside

Front Forecourt

Communal forecourt area.

Side Garden

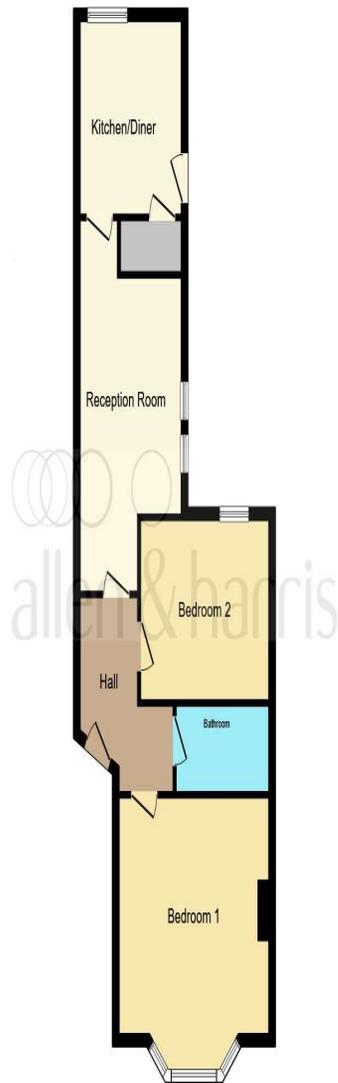
Paved area to the side.

Leasehold Information

The vendor has advised of the below:

Lease Term is

Service Charge - Approx.



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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Claude Place,
Roath Cardiff

- Ground Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



view this property online allenandharris.co.uk/Property/ROA114228



Property Ref:
ROA114228 - 0002

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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