



Block 2 The Risings Heol Booths, Old St. Mellons Cardiff CF3 6AU

welcome to

Block 2 The Risings Heol Booths, Old St. Mellons Cardiff

A PURPOSE BUILT ONE BEDROOM APARTMENT positioned in the popular location of OLD ST MELLONS and within a short drive to Cardiff Gate and A48/M4 access. The property briefly comprises hall, open plan lounge area/fitted kitchen area, double bedroom and bathroom. Viewing Highly Recommended!

Communal Entrance

Via a secure door to side into:

Communal Hallway

Stairs rising to the apartment.

Entrance

Via door into:

Hall

Built in cupboard and doors providing access to:

Lounge Area/ Kitchen Area

22' 4" Max x 11' 10" Max (6.81m Max x 3.61m Max)

Lounge Area: Double glazed window to side aspect and powerpoint.

Kitchen Area: Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven, spaces for washing machine and fridge/freezer.

Double Bedroom

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window to side aspect and powerpoint.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin.

Outside

Allocated Parking

The vendor has advised that there is an allocated parking space with the property.

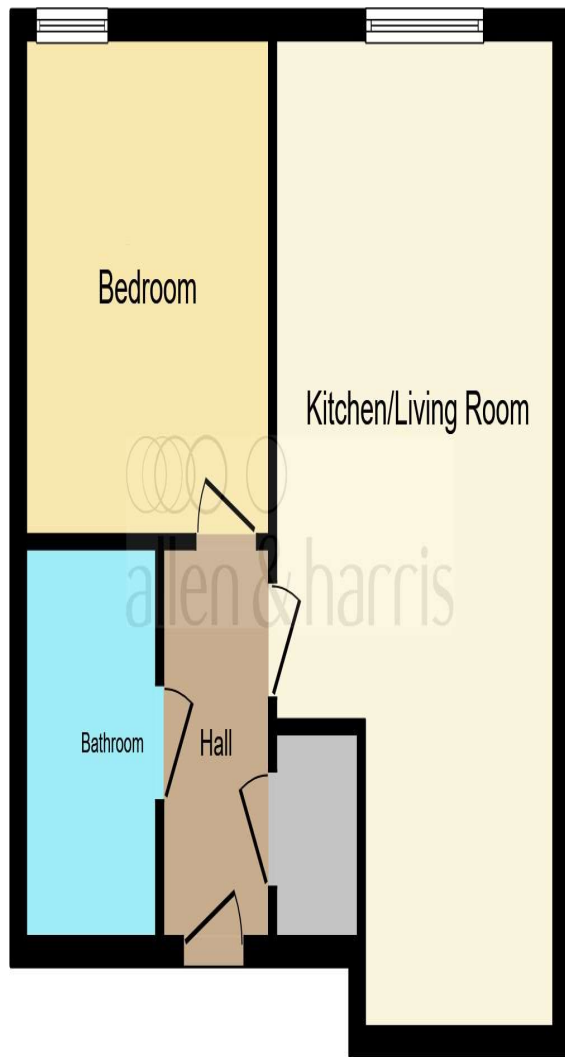
Leasehold Information

The vendor has advised us of the below:

Length of Lease Approx. 993 Years left on the lease

Ground Rent: Approx. £195 per annum

Service Charge: The vendor has advised that the property has not been handed over to a management company as of yet.



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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**Block 2 The Risings Heol Booths,
Old St. Mellons Cardiff**

- Purpose Built Apartment
- Double Bedroom
- Open Plan Lounge Area/Fitted Kitchen Area
- Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 195.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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/ROA114111



Property Ref:
ROA114111 - 0003

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk