



Admiral House Newport Road, Roath Cardiff CF24 0DH

welcome to

Admiral House Newport Road, Roath Cardiff

NO ONWARD CHAIN! Within walking distance of Cardiff City Centre is this well presented THIRD FLOOR apartment. This property comprises communal entrance, communal lobby, hall, open plan lounge area/fitted kitchen area, double bedroom and bathroom. An ideal first time buy or investment.

Communal Entrance

Via a secured communal door into:

Communal Lobby

Concierge services, mailboxes and stairs or lift to the 3rd floor.

Entrance

Via a wooden door into:

Hall

Storage cupboard housing water tank and space for washing machine, spotlights and doors providing access to:

Lounge Area

12' 3" x 12' 2" (3.73m x 3.71m)

Two double glazed windows to rear aspect, laminate flooring, spotlights and electric heater.

Kitchen Area

8' 10" x 8' 8" (2.69m x 2.64m)

Kitchen Area: Fitted with wall and base level units with complementary work surface over, sink unit, integrated electric hob and oven, under counter fridge and dishwasher.

Double Bedroom

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window to rear aspect, electric heater and built in wardrobe.

Bathroom

8' x 5' 7" (2.44m x 1.70m)

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

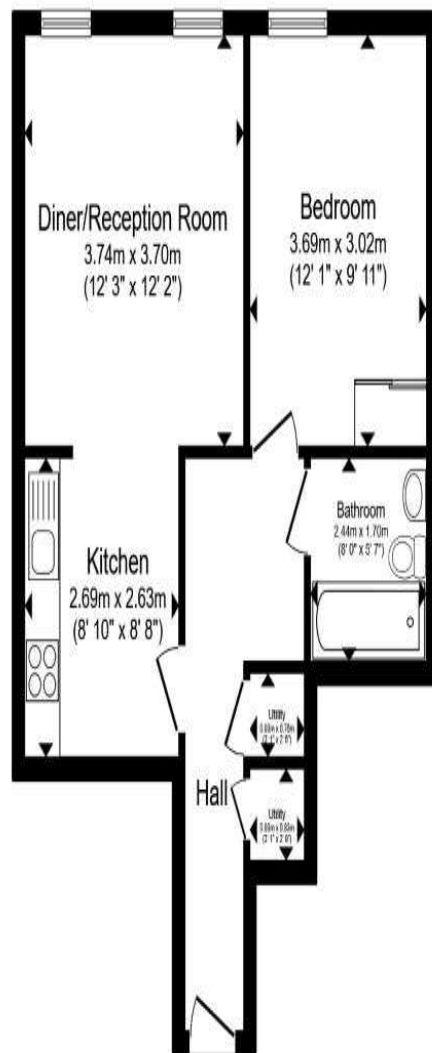
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 140 years remaining

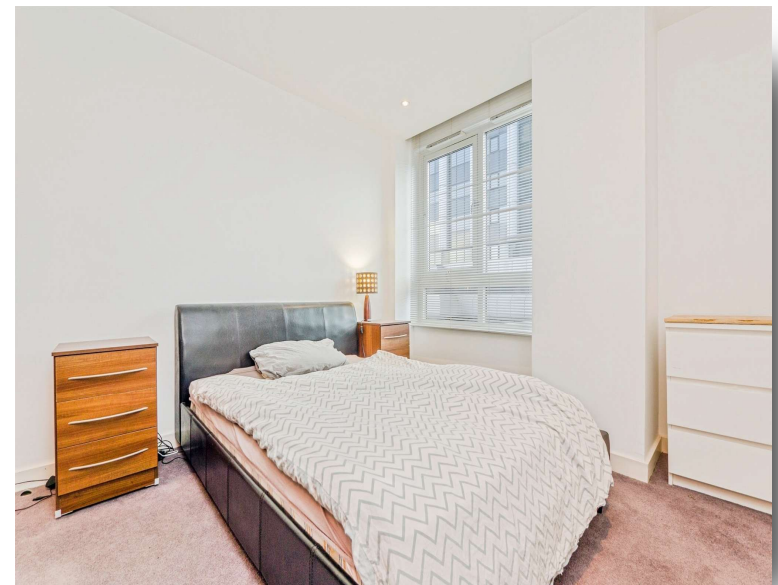
Ground Rent: Approx. £300 per annum

Service Charge: Approx. £2278.54 per annum



Total floor area 46.2 m² (497 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Admiral House Newport Road,
Roath Cardiff**

- Third Floor Apartment
- Double Bedroom
- Open Plan Lounge Area/ Fitted Kitchen Area
- Bathroom
- Walking Distance to City Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2278.54

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 160 years from 25 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



view this property online allenandharris.co.uk/Property/ROA113533



Property Ref:
ROA113533 - 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.

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.


allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk