



Exeter Mansions Park Lane, Whitchurch Cardiff CF14 7AY

welcome to

Exeter Mansions Park Lane, Whitchurch Cardiff

A modern flat in Whitchurch with close proximity to the popular high street and Coryton train station. With ample internal accommodation, garage and shed, this is a great choice for those looking in this popular suburb of Cardiff and those wanting to be close to local amenities!



Entrance Hall

Intercom, doors to all rooms, partially carpeted, partially laminated, Storage cupboard with light and fuseboard, additional storage cupboard.

Lounge

12' 2" x 15' 2" (3.71m x 4.62m)

Laminate flooring, sliding door archway, double glazed window to rear, radiator and power points door to kitchen.

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)

Sliding door, exposed boiler, double glazed window to rear and to side, range of wall and base units, integrated oven and hop with overhead extractor fan, space for white goods, plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, power points, sink with drainer and overhead tap. Partially tiled wall, waterproof laminate.

Bedroom One

11' 3" x 12' 9" into max (3.43m x 3.89m into max)

Carpet fitted, double glazed window to front, power point, radiator

Bedroom Two

12' 9" x 9' 3" from wardrobe (3.89m x 2.82m from wardrobe)

Fitted carpet, fitted wardrobe, double glazed window to front, power points

Bedroom Three

9' 3" x 9' 3" from wardrobe (2.82m x 2.82m from wardrobe)

Built in pull down single bed, panelling on walls, double glazed window to front, fitted carpet, fitted wardrobe with sliding doors

Bathroom

Bath with overhead shower, tiled walls, double glazed window to side, heated towel rail, vanity unit with basin. WC in separate area



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Exeter Mansions Park Lane, Whitchurch Cardiff

- Beautiful three-bedroom flat
- Garage and Shed
- Cottage style doors to kitchen and lounge
- Close to Whitchurch Village
- Close to Coryton train station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1524.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1991. 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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109520 - 0016

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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