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Homes House

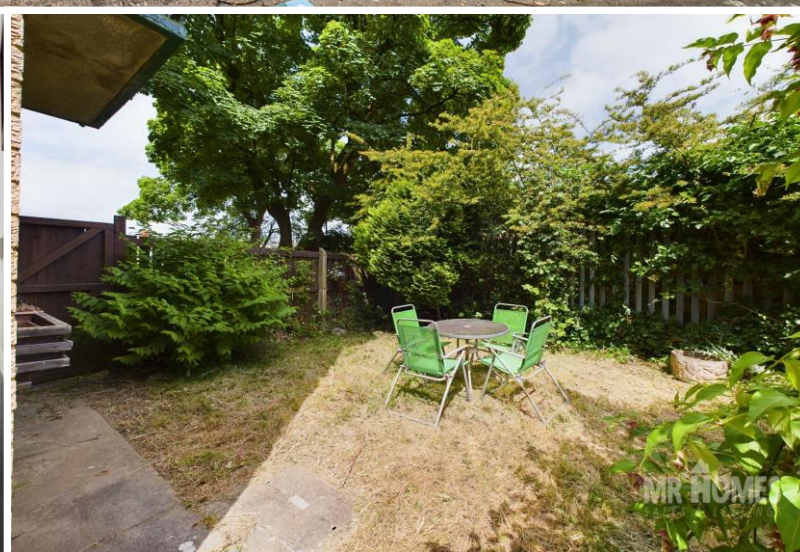
253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Meridian Court,
North Road,
Cardiff CF14 3BF

Guide Price £139,950 to £149,950
Leasehold

Meridian Court, North Road, Cardiff CF14 3BF

Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!! - OVER 60's ONLY (Or Over 55 with a Disability or Retired) • IMMACULATLY PRESENTED
- PRIVATE GARDEN
- 2x DOUBLE BEDROOMS
- MODERN RE-FITTED KITCHEN/BREAKFAST ROOM & SPACIOUS LOUNGE
- MODERN SHOWER ROOM (DISABLED USE)
- AMPLE RESIDENTS PARKING SPACES AVAILABLE
- RETIREMENT COMPLEX
- WALES & THE WEST HOUSING ASSOCIATION
- 999 YEAR LEASE UPON COMPLETION*



NO CHAIN!!!

A UNIQUE 2x DOUBLE BEDROOM GROUND FLOOR FLAT with PRIVATE GARDEN - OVER 60's ONLY (Or Over 55 with a Disability or Retired) - RETIREMENT COMPLEX - IDEALLY LOCATED WITH EASY ACCESS TO NORTH ROAD & WHITCHURCH ROAD AMENITIES AS WELL AS EASY ACCESS INTO CARDIFF CITY CENTRE - THE FLAT IS IMMACULATLY PRESENTED THROUGHOUT - SPACIOUS LOUNGE - MODERN & RE-FITTED KITCHEN/BREAKFAST ROOM - RE-FITTED & MODERN SHOWER ROOM (DISABLED USE) - AMPLE RESIDENTS PARKING SPACES AVAILABLE - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - NEW 999 YEAR LEASE* ON COMPLETION *As advised by vendor (TAI HOUSING WALES & WEST HOUSING ASSOCIATION)

MR HOMES are very pleased to Offer **FOR SALE** this Unique 2-Bedroom Ground Floor Flat with its Own Private Garden and comprises in brief; Communal Entrance, A short walk to the Front Door of this Flat, Entrance Hallway with Large Storage Cupboard, Living Room, Kitchen/Breakfast Room, Bedrooms 1, 2 & a Shower Room. From the Lounge is a Wrap Around Private Garden which has a Patio & Lawn Area Enclosed by Mature Trees. uPVC Double Glazing Windows & Gas Central Heating Powered by a Vaillant ecoTec pro 24kw Combi-Boiler. NB: Residents also have access to the resident's lounge, laundry room, guest suite and the very well-maintained communal gardens. The complex also has a visiting warden.

EPC Rating = C.
Council Tax Band = C.

Viewing by Appointment Only.
Please Call Us On 02920 204 555
www.mr-homes.co.uk



Communal Entrance

Entrance Hallway

10' 10" x 3' 1" (3.30m x 0.94m)

Living Room

12' 7" x 11' 4" (3.83m x 3.45m)

Kitchen/Breakfast Room

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom 1

11' 3" x 9' 5" (3.43m x 2.87m)

Bedroom 2

10' 9" x 9' 0" (3.27m x 2.74m)

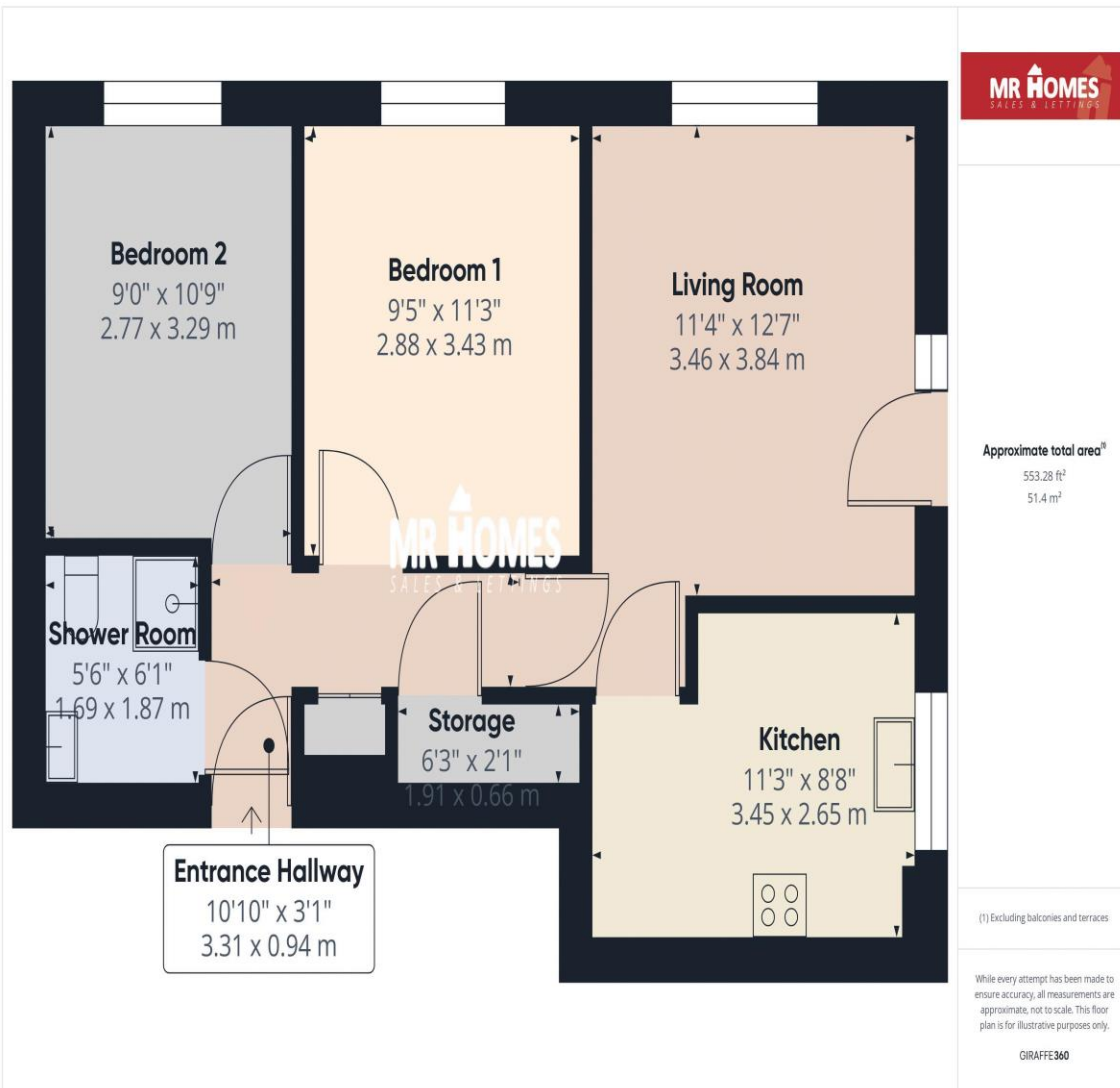
Shower Room (Disabled Use)

6' 1" x 5' 6" (1.85m x 1.68m)

Private Wrap Around Garden - Enclosed.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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