

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



North Road,
Cardiff
CF14 3BF

Guide Price £79,950 to £89,950
Leasehold

Meridian Court, North Road, Cardiff CF14 3BF

- NO CHAIN!!! MOVE STRAIGHT IN!!! - OVER 60's ONLY (Or Over 55 with a Disability or Retired)
- IMMACULATEDLY PRESENTED
- RETIREMENT COMPLEX
- 1x DOUBLE BEDROOM
- SPACIOUS LOUNGE/DINER
- MODERN KITCHEN
- MODERN SHOWER ROOM
- RESIDENTS PARKING SPACES AVAILABLE & COMMUNAL GARDENS
- WALES & THE WEST HOUSING ASSOCIATION
- 999 YEAR LEASE UPON COMPLETION



NO CHAIN!!!

OVER 60's ONLY (Or Over 55 with a Disability or Retired)
1x DOUBLE BED 3RD FLOOR FLAT
LIFT ACCESS

RETIREMENT COMPLEX

IDEALLY LOCATED WITH EASY ACCESS TO NORTH ROAD & WHITCHURCH ROAD AMENITIES AS WELL AS EASY ACCESS INTO CARDIFF CITY CENTRE
THE FRONT OF THE FLAT FACES SOUTH-WEST & IS IMMACULATEDLY PRESENTED THROUGHOUT MEANING YOU CAN MOVE STRAIGHT IN -
FURNITURE IS NEGOTIABLE SPACIOUS LOUNGE/DINING ROOM
MODERN & RE-FITTED KITCHEN - MODERN SHOWER ROOM

FREE RESIDENTS PARKING

uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER

NEW 999 YEAR LEASE* ON COMPLETION

(TAI HOUSING WALES & WEST HOUSING ASSOCIATION).



MR HOMES are very pleased to Offer **FOR SALE** this 1-Bedroom 3rd Floor Flat with Lift Access. This Modernised Retirement Flat comprises in brief; Communal Entrance, Lift & Staircase Access to the 3rd Floor Landing, Entrance Hallway with 2 Storage Cupboards, Spacious Living/Dining Room, Modern Fitted Kitchen, Double Bedroom & a Shower Room. There are Communal Garden Areas for the Use of the Residents, Free Resident Parking. uPVC Double Glazing Windows & Gas Central Heating Powered by a Glow.Worm Combi-Boiler.
NB: Residents 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 = Awaiting Assessment... Council Tax Band = C.

WWW.MR-HOMES.CO.UK

Communal Entrance & Hallway

Security Door with Fob Access - Lift & Staircase to All Floors.

Entrance Hallway

6' 6" x 6' 5" (1.98m x 1.95m)

2x Doors to Storage Cupboards, Doors to Living/Dining Room, Bedroom & Shower Room.

Living/Dining Room

19' 3" x 9' 7" (5.86m x 2.92m)

South-West Facing uPVC D/g Bay Window to Front with Views, Door to Kitchen.

Kitchen - Re-Fitted & Modern

8' 10" x 7' 11" (2.69m x 2.41m)

Matching Wall & Base Units with Roll Top Work Surfaces Over & Tiled Splashbacks, Bosch Ceramic 4 x Ring Hob, Bosch Fan Assisted Electric Oven, Stainless Steel Sink & Drainer with Mixer Tap, Plumbed for Dishwasher. Houses Glow.Worm Combi-Boiler.

Bedroom

14' 0" x 9' 1" (4.26m x 2.77m)

uPVC D/g Window to Front with Views

Shower Room with Electric Shower

6' 4" x 5' 6" (1.93m x 1.68m)

Communal Laundry Room

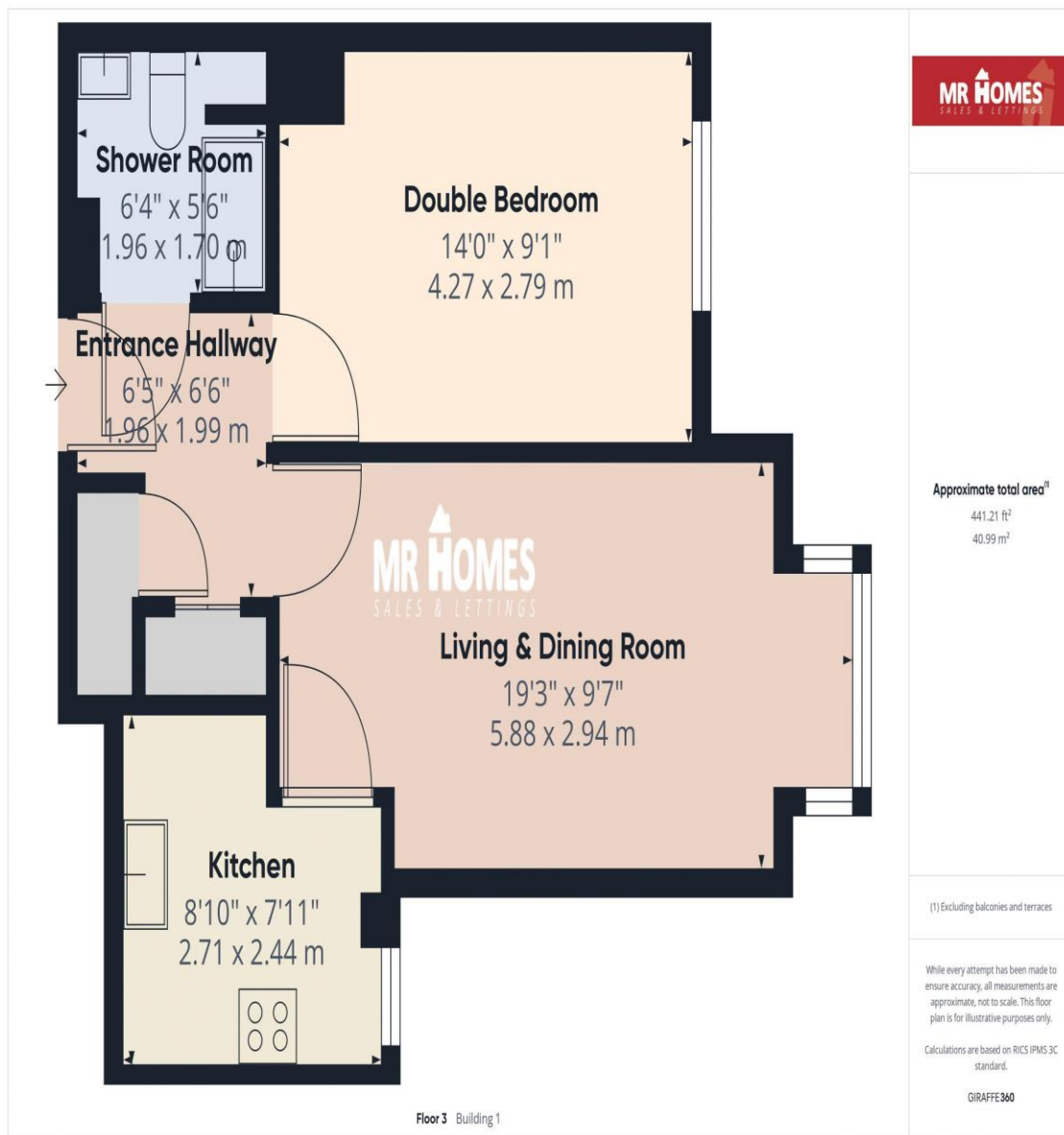
Washing Machines & Tumble-Dryers - Free to Use as Part of Service Charges.

Communal Garden & Seating Areas

Free Resident Parking



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. 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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