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MR HOMES
SALES & LETTINGS



Stephenson Court, Wordsworth Avenue
Roath, Cardiff
CF24 3FX

£125,000
Leasehold

Stephenson Court, Wordsworth Avenue, Roath, Cardiff, CF24 3FX

- GROUND FLOOR FLAT
- 2 DOUBLE BEDROOMS
- REFURBISHED THROUGHOUT
- MODERN KITCHEN
- RE-FITTED SHOWER ROOM
- COMMUNAL GARDENS
- RESIDENTS PARKING
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- LEASEHOLD (999 YEARS)



RETIREMENT COMPLEX - OVER 60s ONLY - 2 DOUBLE BEDROOM
GROUND FLOOR FLAT - IDEALLY LOCATED WITH EASY ACCESS TO
CARDIFF CITY CENTRE - MODERNISED & IMMACULATLY PRESENTED
THROUGHOUT - SPACIOUS LIVING ROOM/DINER - MODERN & RE-
FITTED KITCHEN - MODERN & RE-FITTED SHOWER ROOM -
RESIDENTS PARKING - uPVC DOUBLE GLAZING - GAS CENTRAL
HEATING - NEW 999 YEAR LEASE ON COMPLETION (Advised by
vendor via WALES & WEST HOUSING ASSOCIATION)



MR HOMES are delighted to represent our clients in bringing to
market **FOR SALE** this 2-Bedroom ground floor flat comprising in
brief: Secure Communal Entrance; Entrance Hallway with Storage;
Bedrooms 1 & 2; Shower Room; Living Room/Diner; Kitchen. uPVC
Double Glazing and Gas Central Heating Powered by a Viessmann
Vitodens 050 Combi-Boiler. Residents also have access to the
residents lounge, laundry room, and maintained communal
gardens.



Tenure: Leasehold (999 Years from date of Completion) Ground
Rent: NIL £0 Service/Maintenance Charges: £2,112pa (£176 per
month) 2% Sinking Fund

EPC Rating: TBC Council Tax Band: C Mains Electricity and Gas. Mains
Water and Sewerage connected to Mains Drains. Broadband and
Mobile coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT
SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



Entrance Hallway

17' 0" x 3' 1" (5.18m x 0.94m)

Laminate flooring; radiator; storage cupboards;
Chubb Intercom System; Hive Thermostat System

Bedroom 1

13' 10" x 8' 1" (4.21m x 2.46m)

Laminate flooring; radiator; uPVC DG window to rear

Bedroom 2

14' 0" x 6' 9" (4.26m x 2.06m)

Laminate flooring; radiator; uPVC DG window to rear

Shower Room

4' 9" x 6' 7" (1.45m x 2.01m)

Tiled flooring; fully tiled walls; pedestal Wash hand basin with mixer tap; WC; shower cubicle with mains powered shower with dual shower heads; chrome effect ladder style radiator; MANROSE Extractor Fan; Emergency Pull Cord

Living Room

17' 7" x 9' 11" (5.36m x 3.02m)

Laminate flooring; radiator; uPVC DG window to rear

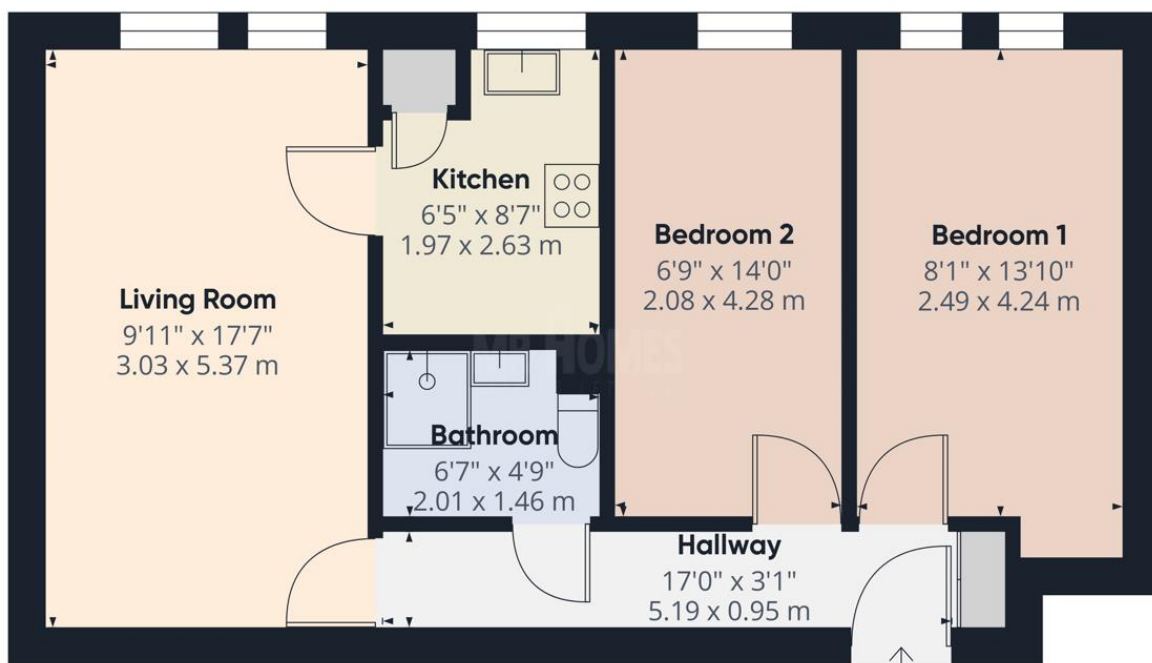
Kitchen

8' 7" x 6' 5" (2.61m x 1.95m)

Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Samsung electric fan-assisted oven; integrated NEFF 4-ring induction hob; integrated microwave; composite sink with draining board and stainless steel mixer tap; space for under counter fridge; storage cupboard housing gas central heating Combi boiler: Viessmann Vitodens 050



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.



Approximate total area: 535 ft² / 49.7 m²

Calculations reference the RICS IPMS 3C standard.
Measurements are approximate and not to scale.
This floor plan is intended for illustration only

CARDIFF & THE VALE

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To submit your offer, please visit:
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