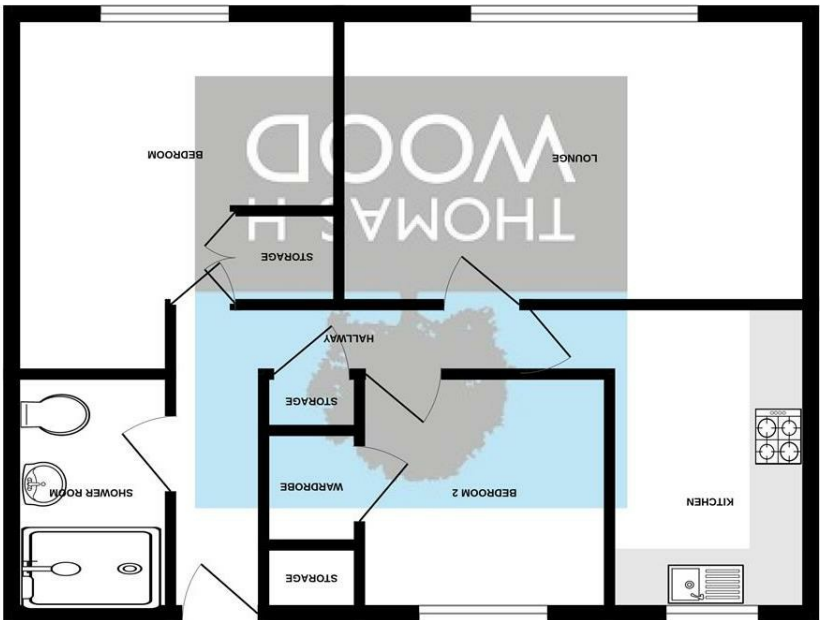


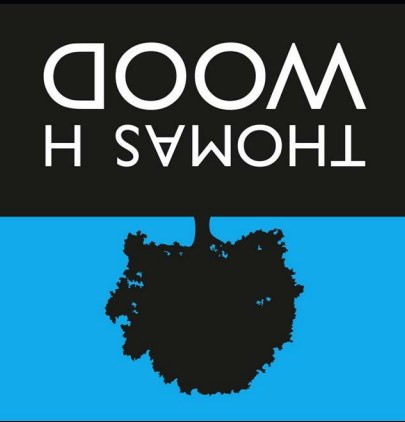
Map data ©2024
 Made with Mapbox ©2024
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is being prepared for sale and should be used as such for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and guaranteed as to their operability or efficiency and can be given.



GROUND FLOOR (585 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	79
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
 England & Wales



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10 Lee Court, Heol Lewis,
Rhiwbina, Cardiff
CF14 6QT

Asking Price £175,000
Flat/Apartment
2 Bedrooms

Tenure - Leasehold

Floor Area - 585.00 sq ft

Current EPC Rating - C69

Potential EPC Rating - C79

Thomas H Wood are delighted to offer for sale this well presented, two bedroom ground floor apartment ideally located in Lee Court in Rhiwbina. The apartment benefits from a quiet location, delightful communal gardens, long lease with a share of the freehold. This excellent opportunity comprises; communal entrance to UPVC man in door to the apartment. Entrance hallway with space for coats, two bedrooms and a generous lounge and a modern kitchen and bathroom. Early viewings advised.

HALLWAY

Via UPVC door to carpeted hallway. Doors to all rooms.

BATHROOM

1.71m x 2.55m (5'7" x 8'4")

With a walk in shower, vanity basin, low level WC, radiator, partly tiled walls, ceiling light and vinyl flooring.

BEDROOM ONE

3.49m x 3.88m (11'5" x 12'8")

Carpeted floor, painted and papered walls. Fitted cupboard and wardrobes along one side. UPVC window overlooking the front aspect and radiator with TRV.

BEDROOM TWO

2.66m x 2.05m (8'8" x 6'8")

Carpeted floor, papered walls and smooth ceiling. Fitted bedroom furniture and fitted cupboard. UPVC window overlooking the rear aspect and radiator with TRV.

LOUNGE

5.00m x 3.22m (16'4" x 10'6")

A generous reception room with carpeted floor, painted walls and smooth ceiling with coving. Floor to ceiling UPVC windows overlooking the gardens and radiator with TRV.

KITCHEN

2.16m x 3.18m (7'1" x 10'5")

A range of base and wall units and contrasting work surfaces

over. UPVC window overlooking the rear. Wall mounted Worcester combination boiler. Gas hob and electric oven, laminate flooring, stainless steel sink and taps, extractor fan and radiator with TRV.

GARAGE

Single garage with a Solar remote controlled door.,

TENURE

LEASEHOLD

Term 999 years from 2017 - 992 years remaining

MAINTENANCE CHARGE:

£308.88 per quarter including water rates.

COUNCIL TAX

Band D



