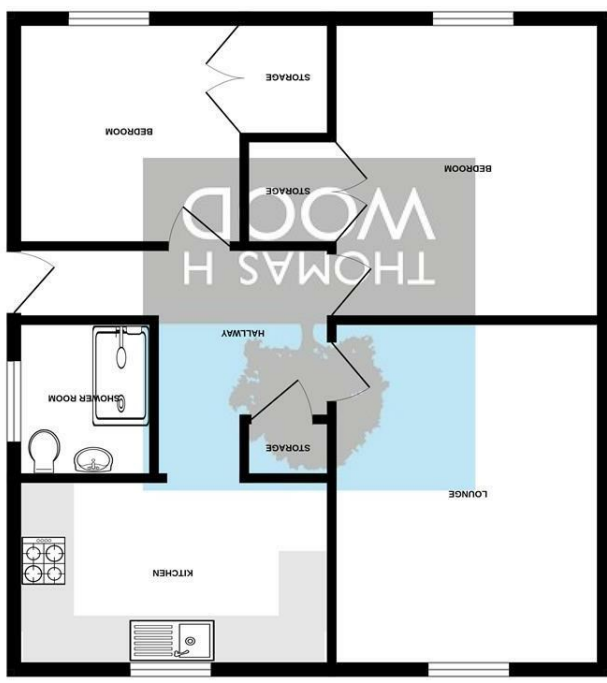


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TOTAL FLOOR AREA : 59.5 sq.m. (641 sq.ft.) approx.

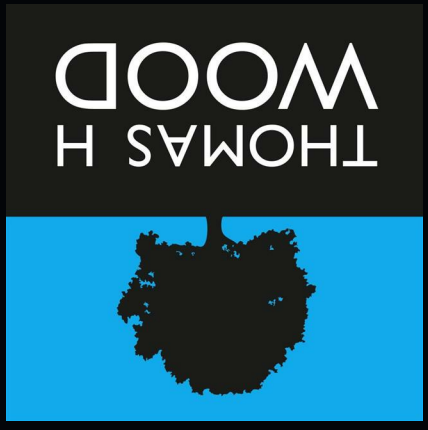


GROUND FLOOR (641 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales



THOMAS H
WOOD

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2 Park View Court, Park
Road,
Whitchurch, Cardiff
CF14 7RN

£230,000
Flat - First Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 641.00 sq ft

Current EPC Rating - D64

Potential EPC Rating - C77

A wonderful opportunity to purchase this purpose built, two bedroom, first floor apartment in the heart of Whitchurch Village. Ideally located and within a few minutes' walk of local shops and amenities and close to the M4 and A470. The property benefits from a renewed kitchen and shower room, UPVC double glazing and a combination boiler condensing boiler, plus, delightful communal gardens to the front and rear. The apartment briefly comprises an entrance hall, sitting room, kitchen, two bedrooms and modern shower room. Adjacent to the property is a single garage, as well as ample parking for residents. These properties are highly sought after and viewings are recommended to appreciate the generous living space and the ideal location. NO CHAIN.

ENTRANCE

Stairs rising to the first floor with balcony seating. UPVC front door to the property.

LOUNGE

3.39m x 4.34m (11'1" x 14'2")

Overlooking the quiet frontage with carpeted floor, painted walls and smooth ceiling. Radiator panel and UPVC window.

KITCHEN

3.96m x 2.46m (12'11" x 8'0")

A modern and recently fitted kitchen with a range of wall and base units with contrasting work surfaces over.

BEDROOM ONE

3.38m x 3.74m (11'1" x 12'3")

Overlooking the communal gardens with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes, radiator panel and UPVC window.

BEDROOM TWO

3.41m x 2.81m (11'2" x 9'2")

Overlooking the communal gardens with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes, radiator panel and UPVC window.

SHOWER ROOM

2.24m x 1.71m (7'4" x 5'7")

A modern fitted shower room with low level WC, shower and wash hand basin. UPVC and radiator panel.

OUTSIDE

Delightful communal gardens, off road parking and garage.

TENURE

Leasehold - 149 years remaining

Service Charge £500 per annum

Ground Rent T Peppercorn

COUNCIL TAX

Band D



