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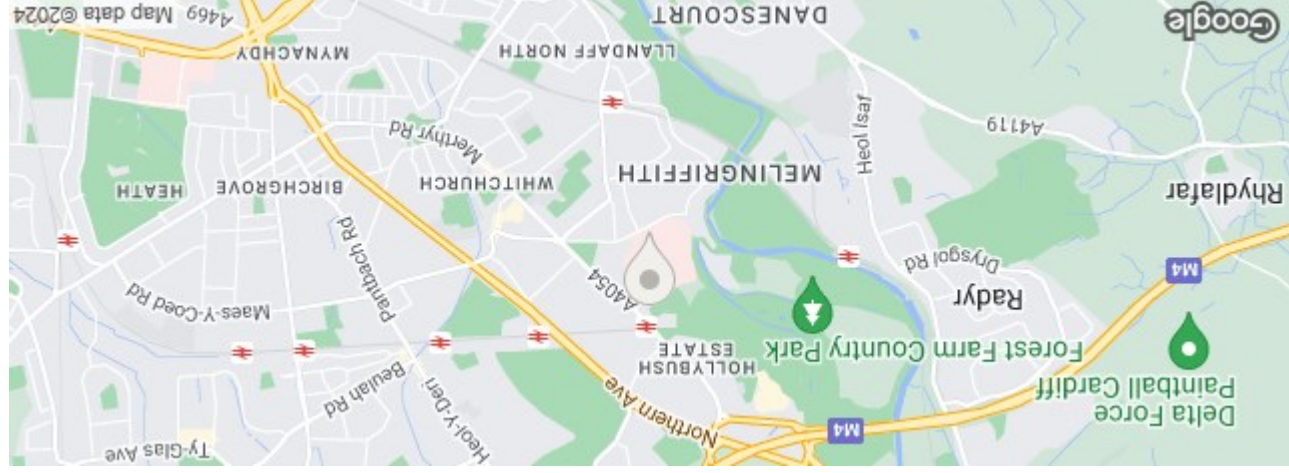
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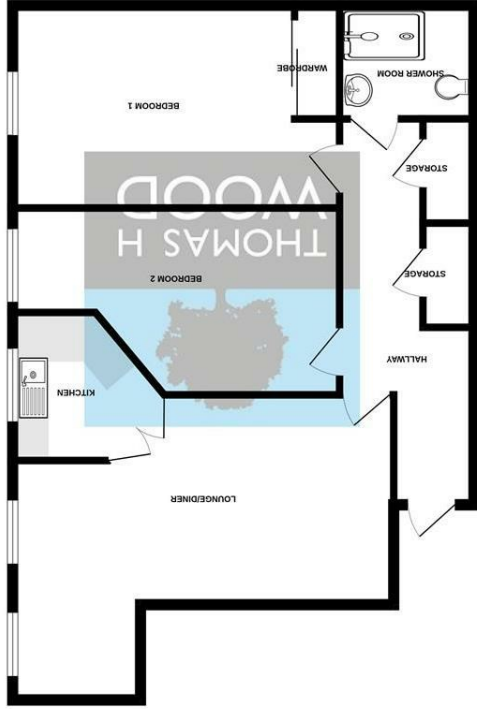
www.thomashwood.com

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(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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2 BEDROOM



GROUND FLOOR



108 Glendower Court,
Velindre Road,
Whitchurch, Cardiff
CF14 2T7

Asking Price £169,950
Retirement Property
2 Bedrooms

Tenure - Leasehold

Floor Area - 775.00 sq ft

Current EPC Rating - C79

Potential EPC Rating - B82

A well maintained and larger than average, two double bedroom apartment ideally located in Glendower Court. Within walking distance to the centre of Whitchurch and Velindre hospital, yet within minutes of the M4 and A470 motorways. There are well maintained gardens with patio and seating, communal sitting room and laundry room. The apartment benefits from a large lounge/diner, that is rarely seen within the complex, along with the benefit of a modern shower room. Off road parking for residents. To be sold with no onward chain.

ENTRANCE

An 'L' shape hallway with painted walls, coving, textured ceiling. Small cupboard containing electricity meter. Airing cupboard containing hot water cylinder. Storage heater. Alarm controls and emergency cord.

LOUNGE

3.24m x 7.10m (10'7" x 23'3")

A bright and spacious reception room with painted walls, coving, textured ceiling. Electric storage heater. TV and phone points. Emergency cord. Double glazed uPVC window. Feature mantelpiece with marble hearth and insert, electric fire. Opening to:

DINING AREA

2.29m x 2.13m (7'6" x 6'11")

Open plan to the lounge with ample space for a dining table and chairs.

KITCHEN

2.61m x 2.31m (8'6" x 7'6")

With wall and base units with contrasting work surface and tiled splashback. Stainless steel sink and drainer with chrome taps. Electric hob and extractor canopy over, electric oven. Double glazed uPVC window to rear. Painted walls, coving, textured ceiling, linoleum flooring.

BEDROOM ONE

4.79m x 2.85m (15'8" x 9'4")

Painted walls, coving, textured ceiling. Electric storage heater. Double glazed uPVC window to rear. Emergency cord. Integral wardrobes with bi-fold mirrored doors.

BEDROOM TWO

4.79m x 2.85m (15'8" x 9'4")

Painted walls, coving, textured ceiling. Electric wall heater. Double glazed uPVC window to rear.

SHOWER ROOM

2.08m x 1.70m (6'9" x 5'6")

Modern suite comprising basin with chrome taps close coupled WC, large walk-in shower cubicle with glazed panels and chrome mixer shower. Tiled walls, painted walls, painted ceiling and linoleum flooring. Extractor fan. Handrails to walls. Chrome heated towel rail.

OUTSIDE

Unreserved residents' parking.

TENURE

Leasehold - 125 years from 1997

Service Charge - Approx. £2495 p.a.

Ground Rent - Approx. £310 p.a.

COUNCIL TAX

Band E



