



**CONTACT**

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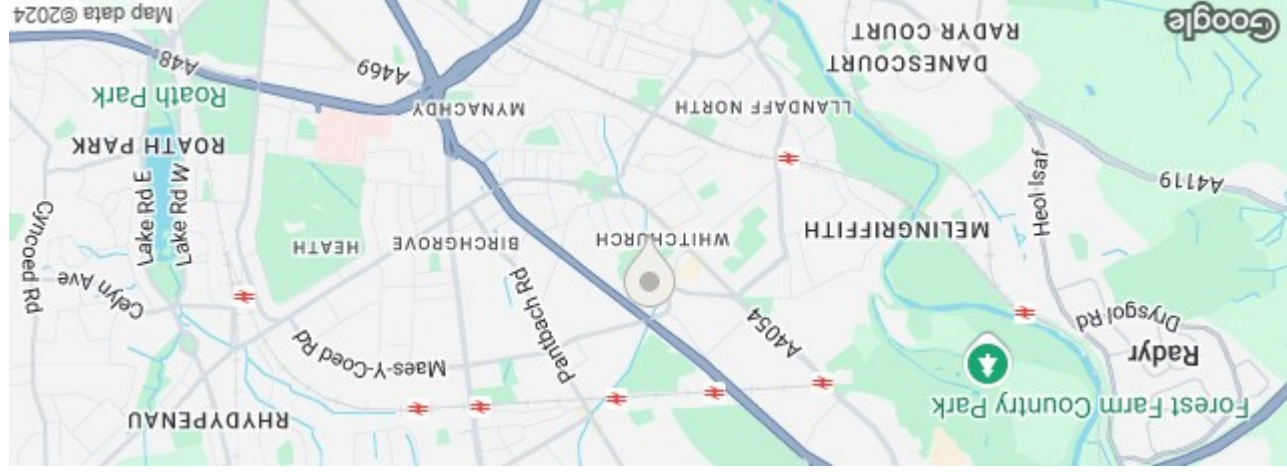
TELEPHONE

02920 626252

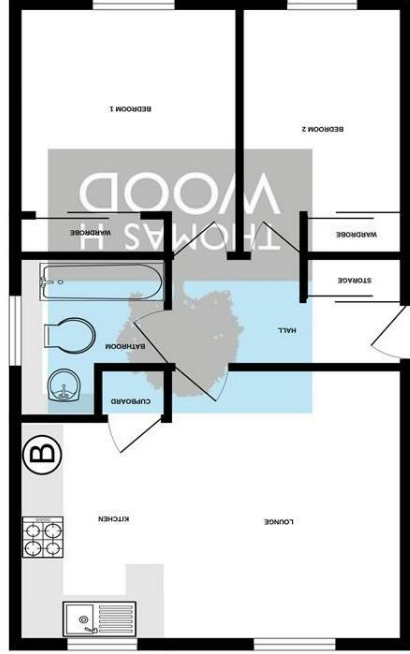
WEBSITE

www.thomashwood.com

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



**FIRST FLOOR**  
 TOTAL FLOOR AREA: 51.1 sq.m (550 sq.ft.) approx.  
 Measurements taken to ensure the accuracy of the footprint contained here. All floor areas, rooms and app. have been measured and rounded to the nearest 0.1m<sup>2</sup>. The finished floor level is taken as the datum for all measurements. The services, systems and appliances shown are not intended as a guarantee of inclusion or exclusion. The services, systems and appliances shown are not intended as a guarantee of inclusion or exclusion. Measurements taken with a laser level and a 30m tape.



**GROUND FLOOR**  
 51.1 sq.m (550 sq.ft.) approx.



3 Summerfield House,  
Glandwr Place, Whitchurch  
CF14 1DP

Asking Price £140,000  
Flat - First Floor  
2 Bedrooms

Tenure - Leasehold

Floor Area - 550.00 sq ft

Current EPC Rating - C74

Potential EPC Rating - C78

A two bedroom, first floor apartment in the heart of Whitchurch Village. Occupying a quiet, cul de sac position that is surrounded by trees and delightful communal gardens. Situated just a few minutes walk of the centre of Whitchurch Village and the highly regarded primary and secondary schools. Benefits include a renewed lease, combination boiler and a dedicated parking space for one car to the front of the building. The property would benefit from some modernisation but offers great potential to a first time buyer or an investor. The property briefly comprises hallway, open plan lounge/kitchen, two bedrooms and bathroom. \* No onward chain \*

#### ENTRANCE

Via secure communal main entrance to stairs rising to the second floor. Hardwood door to entrance hallway with storage cupboard, door release and doors to all rooms.

#### KITCHEN

3.20m x 2.17m (10'5" x 7'1")  
With wall and base units, electric oven, gas hob with extractor over. Stainless steel sink with chrome tap space and plumbing for washing machine. Wall mounted combination boiler and pantry cupboard. Tiled splash backs and tiled floor. Open plan to,

#### LOUNGE/DINER

3.95m x 3.40m (12'11" x 11'1")  
Carpeted floor, painted walls and textured ceiling. Picture window overlooking the communal gardens. Radiator panel with TRV.

#### BATHROOM

2.31m x 1.76m (7'6" x 5'9")  
A fully tiled three piece suite, with low level WC, pedestal wash hand basin and panelled bath. Fully tiled walls and floor.

#### BEDROOM ONE

3.08m x 3.76m (10'1" x 12'4")  
A good size double bedroom with laminate flooring, painted walls and textured ceiling. Built in wardrobe, picture window to front aspect and radiator with TRV.

#### BEDROOM TWO

3.07m x 2.38m (10'0" x 7'9")  
Carpeted floor, painted walls and textured ceiling. Fitted wardrobe, picture window to front aspect and radiator with TRV.

#### OUTSIDE

Dedicated parking to the front and communal gardens to the rear.

#### TENURE

LEASEHOLD. TBC

SERVICE CHARGE £720 per annum

#### COUNCIL TAX

Band



