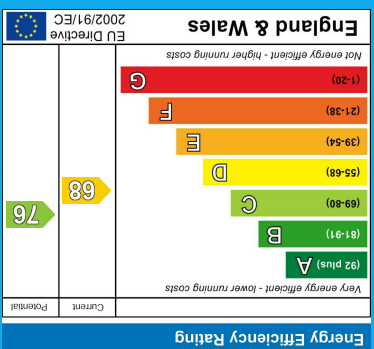
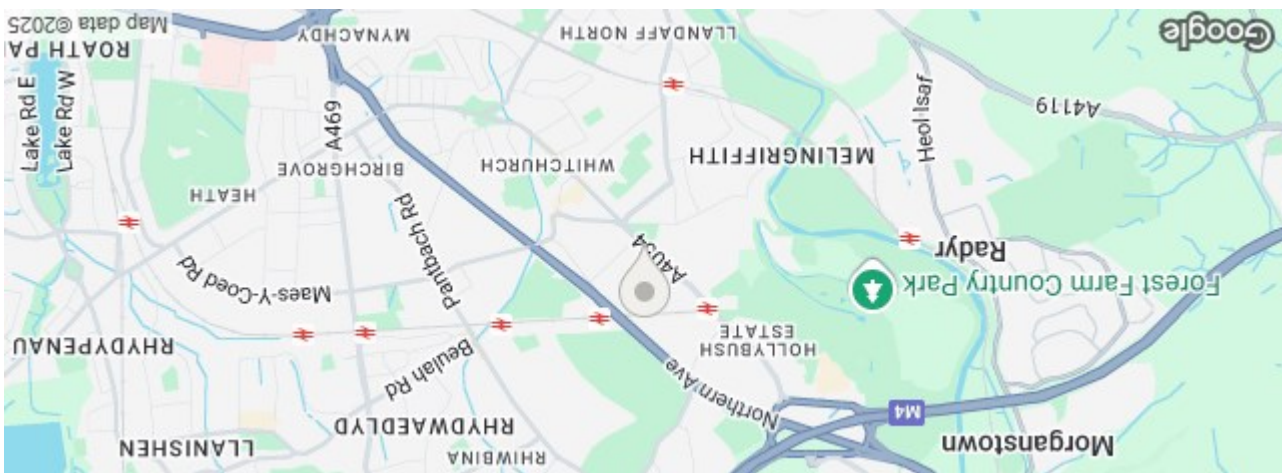
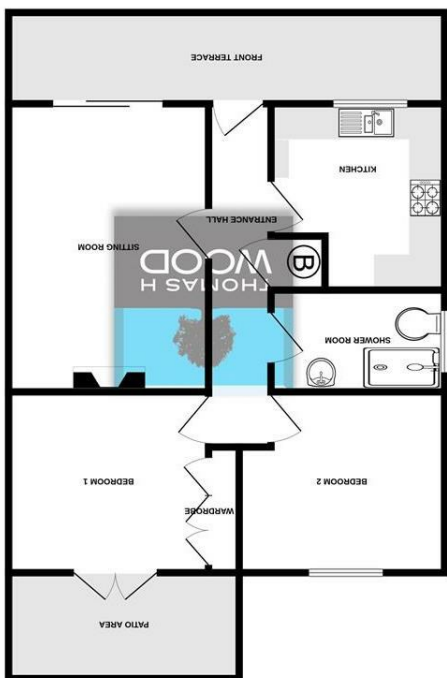




**2 BEDROOM GROUND FLOOR**  
**TOTAL FLOOR AREA : 54.0 sqm, (581 sq.ft.) approx.**



GROUND FLOOR

## CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

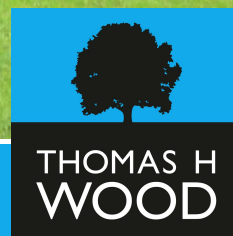
02920 626252

WEBSITE

www.thomashood.com







5 Park View Court,  
Park Road, Whitchurch  
CF14 7BN

Asking Price £235,000  
Apartment  
2 Bedrooms



**Tenure - Leasehold**

**Floor Area - 581.00 sq ft**

**Current EPC Rating - D68**

**Potential EPC Rating - C76**



A wonderful opportunity to purchase this purpose built, two bedroom, ground 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, full double glazing, Worcester 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. Ground floor apartments are highly sought after and viewings are recommended to appreciate the property and the ideal location. NO CHAIN

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#### **ENTRANCE HALL**

Via covered walkway and double glazed uPVC front door. Painted walls, textured ceiling. Cupboard containing Worcester condensing boiler, heating thermostat.

#### **SITTING ROOM**

4.64 x 3.20 (15'3" x 10'6")

max. A lovely reception room overlooking the quiet front aspect. With painted walls, coving, textured ceiling. Double glazed uPVC sliding doors to front. TV and phone points. Double radiator panel with TRV.

#### **BEDROOM 1**

3.54 x 2.88 (11'7" x 9'5")

max. A bright bedroom with lovely views of the communal gardens. Access to patio area via French doors. Painted walls, textured ceiling, double radiator panel with TRV. Fitted cupboards to one wall.

#### **BEDROOM 2**

3.28 x 2.88 (10'9" x 9'5")

max. Overlooking the communal gardens, with painted walls, textured ceiling. Double glazed uPVC window to rear. Double radiator panel with TRV.

#### **KITCHEN**

2.98 x 2.77 (9'9" x 9'1")

max. A renewed kitchen with a range of wall and base and contrasting worksurfaces over. Tiled splashback. 1 ½ stainless steel sink and drainer with chrome tap. Four ring gas hob, extractor canopy over and single electric oven. Space for fridge/freezer and integrated washing machine. Double glazed uPVC window to front. Painted walls, textured ceiling, tiled floor. Double radiator panel.

#### **SHOWER ROOM**

2.75 x 1.50 (9'0" x 4'11")

max. A modern shower room, comprising low level WC, pedestal wash hand basin, large shower cubicle with chrome mixer shower. Chrome heated towel rail. Metro brick tiled walls, painted walls, textured ceiling, Modern linoleum flooring. Double glazed uPVC window to side.

#### **OUTSIDE**

Single garage with up and over door adjacent to property. Well maintained communal gardens to front and rear with mature shrubs and trees. Patio area accessed directly from bedroom one.

#### **TENURE**

Leasehold - Terms of Lease 137 years remaining (189 years from 1.1.71)

Service Charge: £480 per annum (£40 per month)

Ground Rent: Peppercorn

#### **COUNCIL TAX**

Band D (Band D)

#### **EPC Energy Rating D**



