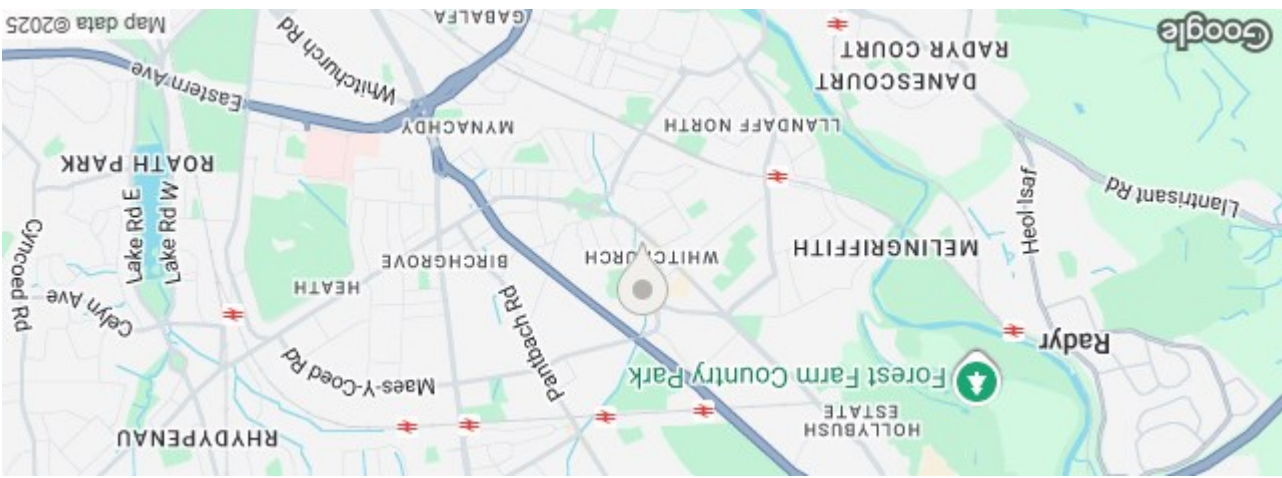
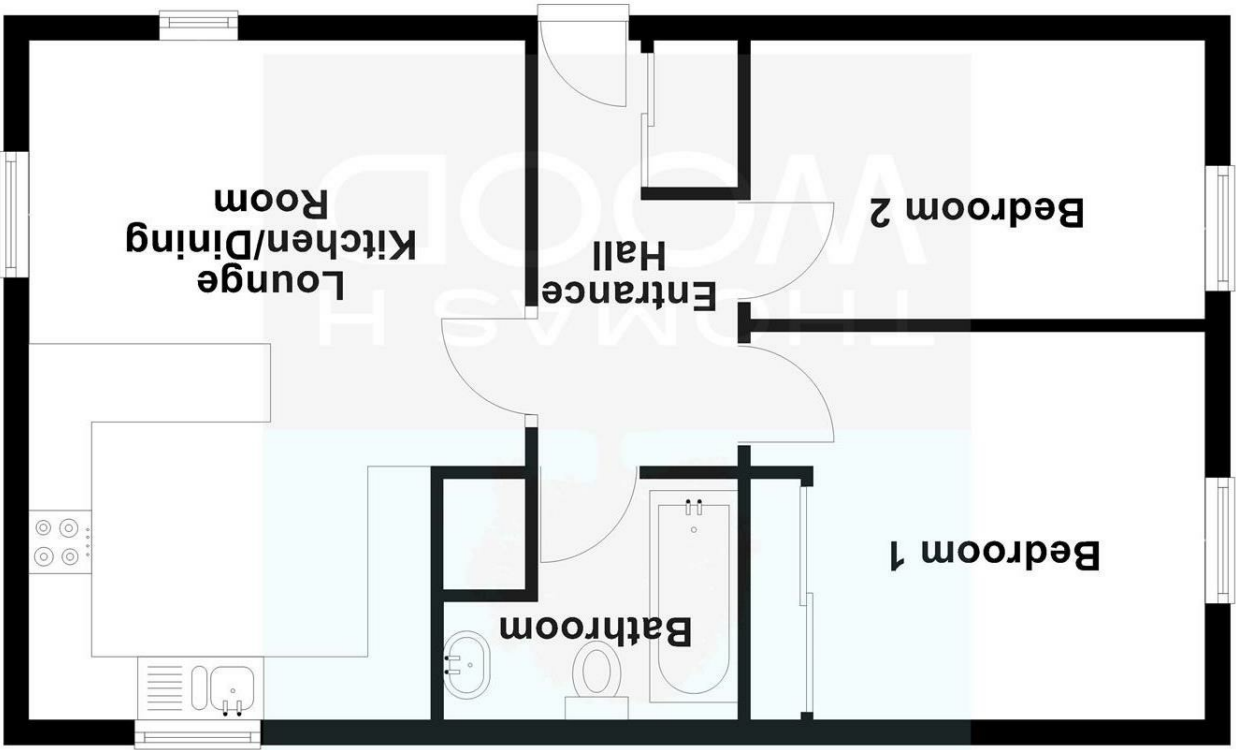




Total area: approx. 545.8 sq. feet



Ground Floor
Approx. 545.8 sq. feet

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
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	
75	71

CONTACT

EMAIL

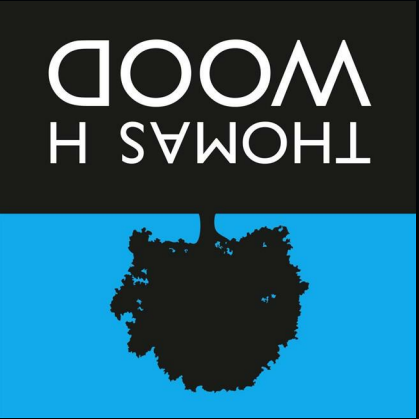
sales@thomashwood.com

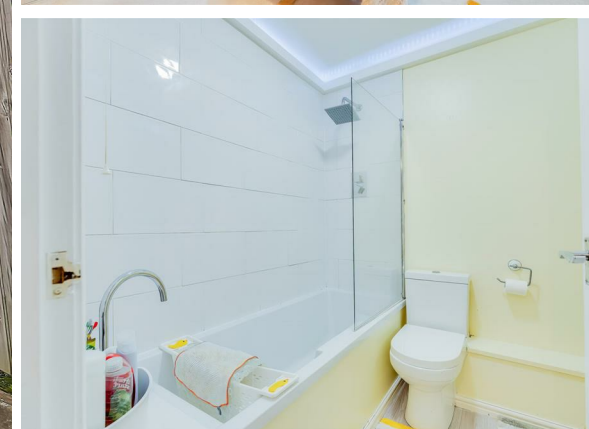
TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com





Flat 2 Summerfield House,
Glandwr Place, Whitchurch
CF14 1DP

Asking Price £185,000
Apartment - Ground Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 545.80 sq ft

Current EPC Rating - C71

Potential EPC Rating - C75

An immaculate and beautifully maintained ground floor apartment ideally positioned in the heart of Whitchurch village. This exceptional property offers stylish, low-maintenance living just moments from a wide range of shops, cafés, restaurants, and excellent transport connections.

The accommodation is tastefully presented throughout, featuring a modern open plan living space with a refitted contemporary kitchen/dining area and a welcoming lounge enjoying pleasant views over the communal gardens. Both bedrooms are generously sized doubles, each benefiting from fitted wardrobes and ample room for additional furnishings.

A sleek, modern bathroom and gas combination boiler further enhance the property's comfort and efficiency. Externally, there are well-kept communal gardens and allocated parking, providing a perfect blend of convenience and tranquillity in this sought-after location.

COMMUNAL ENTRANCE HALL

Accessed via a secure entry telephone system. Hardwood entrance door leading to:

INNER HALL

Carpeted flooring, smooth plastered ceiling, and painted walls. Doors leading to lounge, kitchen, bathroom, and both bedrooms. Useful storage cupboard with sliding doors.

LOUNGE/KITCHEN/DINER

5.78m x 3.98m (18'11" x 13'0")

A beautifully presented open plan space with windows to the side and rear elevations overlooking the communal gardens. The lounge area features carpeted flooring, coving to ceiling, wall-mounted intercom, radiator, and power points.

The recently refitted modern kitchen offers a range of matching wall and base units with complementary work surfaces and a fitted breakfast bar. Built-in electric oven and hob with stainless steel splashback and chimney-style extractor fan. Stainless steel

sink unit, wall-mounted gas combination boiler, LED plinth lighting, and laminate flooring. Space for washing machine and fridge/freezer. Window to the front elevation.

BEDROOM ONE

3.07m x 3.63 (10'0" x 11'10")

A spacious master bedroom with fitted wardrobes offering excellent storage, window to the front elevation, radiator with thermostat control, carpeted flooring, and power points.

BEDROOM TWO

2.32m x 3.57m (7'7" x 11'8")

Another well-proportioned double bedroom with built-in wardrobes, window to the front elevation, radiator, power points, and carpeted flooring.

BATHROOM

1.93m x 2.24m (6'3" x 7'4")

A contemporary three-piece suite comprising a panelled bath with mains shower over, low-level WC, and wash hand basin with vanity storage below. Wall-mounted mirror with lighting, wood-effect laminate flooring, and radiator.

EXTERNAL

The property benefits from well-maintained communal gardens mainly laid to lawn, along with allocated parking and gated side access.

TENURE

LEASEHOLD

Terms of Lease - 163 years remaining

Service Charge - £60 p.m

COUNCIL TAX

Band C



