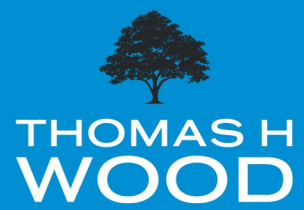




Whitworth Square,
Whitchurch, Cardiff,
CF14 7DR



Asking Price
£115,000

1 Bedrooms
Studio

An exciting opportunity to purchase this ground floor, studio apartment situated on the popular Whitworth Square development in Whitchurch. The current owners have maintained the property to a high standard and is offered for sale in excellent order throughout. The property would make an ideal first time home or excellent buy to let opportunity. The property briefly comprises, entrance hallway, bathroom, open plan kitchen, living room and bedroom. Viewings are recommended and the property is to be sold with no onward chain.



ENTRANCE HALLWAY

4'7" x 6'2"

Via composite door to hallway. With painted walls, electric heater and thermostat.

BATHROOM

6'3" x 5'1"

Low-level WC, bath tub with chrome mixer shower over, glazed screen and chrome mixer tap. Pedestal wash hand basin with chrome mixer tap, lino flooring, towel radiator, partially tiled and painted walls.

OPEN PLAN KITCHEN

9'1" x 6'6"

Modern kitchen with a range of wall and base units and contrasting worktops over. Space for fridge freezer, Integrated washing machine, electric hob and oven. Stainless steel one bowl sink with stainless steel mixer tap, UPVC window to front aspect with fitted blind, lino flooring.



Features

- SPACIOUS GROUND FLOOR STUDIO
- IMMACULATELY PRESENTED
- PRIVATE ENTRANCE
- FRENCH DOORS
- CLOSE TO CORYTON TRAIN STATION
- IDEAL FIRST PROPERTY OR INVESTMENT
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- NO CHAIN

OPEN PLAN LIVING/BEDROOM

13'10" x 15'5"

There is space for a double bed and sofa within the open plan space. Carpeted floors, painted walls, electric radiator panels, UPVC French doors and windows to side aspect. Fitted blinds, door to airing cupboard with hot water cylinder.

OUTSIDE

Allocated parking and visitor parking.



TENURE

LEASEHOLD - Terms of Lease 125 years from 2007 term remaining 107 years.

SERVICE CHARGE - Approx £794.00 p.a. (paid Per half year £397.00)

GROUND RENT - Approx £195.92 p.a. (paid half yearly £97.96)

COUNCIL TAX

Band C

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 325.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



1 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C





ONE BED, GROUND FLOOR, STUDIO APARTMENT
TOTAL FLOOR AREA : 30.2 sq.m. (325 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

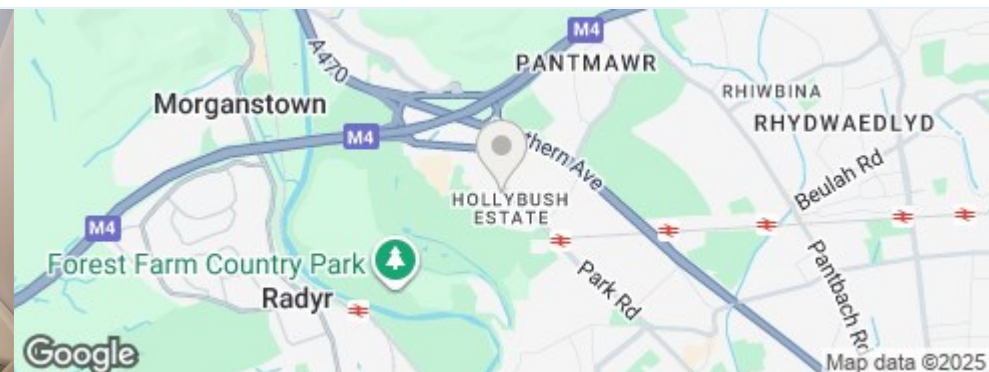


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		78	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



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