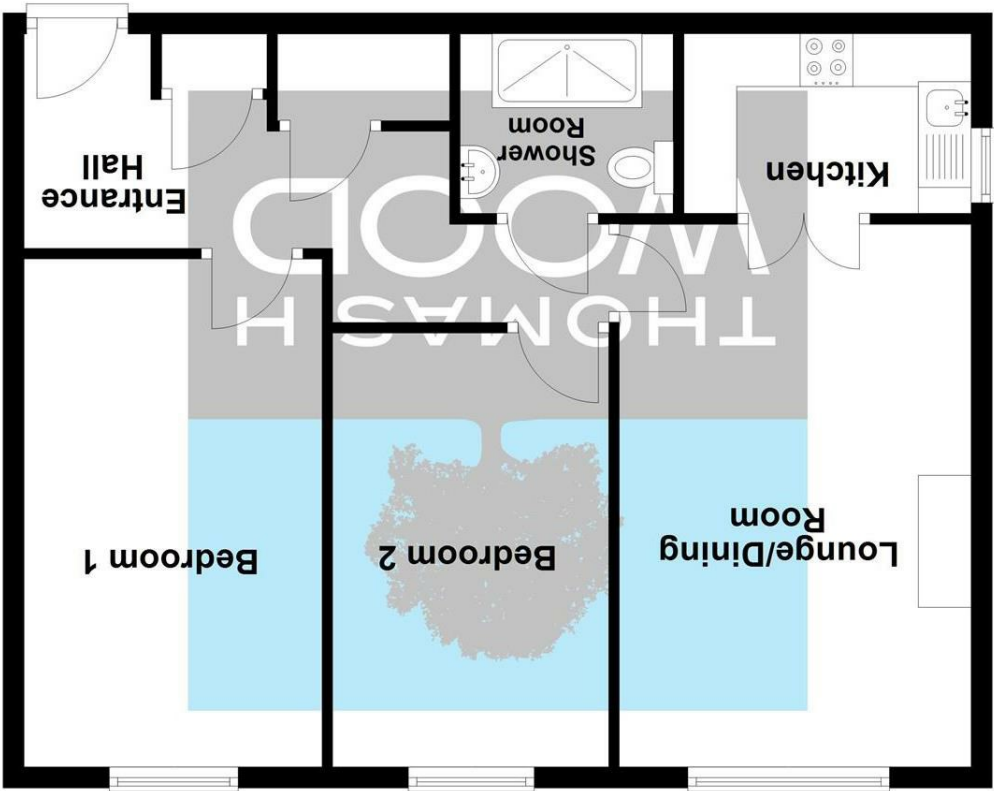


Total area: approx. 670.1 sq. feet



Ground Floor
Approx. 670.1 sq. feet

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		
Potential		
64		
76		

CONTACT

EMAIL

sales@thomashwood.com

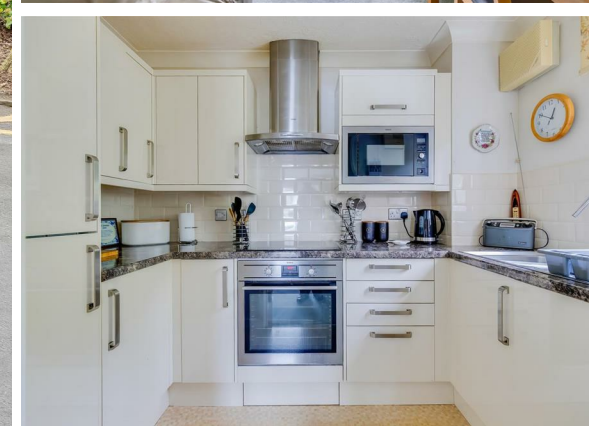
TELEPHONE

02920 626252

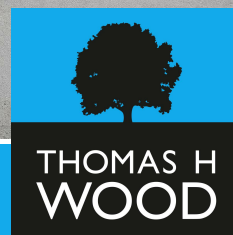
WEBSITE

www.thomashwood.com





23, Glendower Court
Velindre Road,
Whitchurch, Cardiff
CF14 2TI



Asking Price £165,000
Retirement Property
2 Bedrooms

Tenure - Leasehold

Floor Area - 670.10 sq ft

Current EPC Rating - D64

Potential EPC Rating - C76



An ideally located , two double bedroom ground floor apartment, within phase one of Glendower Court. Occupying, arguably one of the most convenient positions within the development, close to the main entrance, residents lounge, house manager and laundry room. The property benefits from renewed carpets, redecoration, a modern kitchen with quality integrated appliances, fitted wardrobes in both bedrooms and an adapted shower room. There are well maintained communal gardens and off road parking for residents. To be sold with no onward chain.

ENTRANCE HALL

Via heated, communal hallway. Painted walls, coving, textured ceiling. Small cupboard containing electricity meter. Airing cupboard containing hot water cylinder. Storage heater. Alarm controls and emergency cord.

LOUNGE/DINING ROOM

3.40m x 5.13m (11'1" x 16'9")

Painted walls, coving, textured ceiling. Electric storage heater. Wall lights. TV and phone points. Emergency cord. Double glazed uPVC window and door to rear. Feature mantelpiece with marble hearth and insert, electric fire. Double doors to

KITCHEN

2.73m x 1.73m (8'11" x 5'8")

High gloss cream colour units with contrasting work surface and tiled splashback. Stainless steel sink and drainer with chrome taps. AEG four ring electric induction hob and extractor canopy over. AEG electric oven, AEG microwave. Integral fridge and freezer and washing machine. Dimplex electric wall heater. Double glazed uPVC window to side aspect. Painted walls, coving, textured ceiling, linoleum flooring.

BEDROOM ONE

2.85m x 4.81m (9'4" x 15'9")

Papered walls, coving, textured ceiling. Electric storage heater. Double glazed uPVC window. Emergency cord. Fitted wardrobes.

BEDROOM TWO

2.63m x 4.12m (8'7" x 13'6")

Painted walls, coving, textured ceiling. Double glazed uPVC window. Emergency cord. Fitted wardrobes.

SHOWER ROOM

2.04m x 1.73m (6'8" x 5'8")

Modern white suite comprising basin with chrome taps set into white vanity unit, close coupled WC, large walk-in shower cubicle with glazed doors and chrome mixer shower. Tiled walls, painted walls, painted ceiling and linoleum flooring. Extractor fan. Handrail and shower seat to walls. Heated towel rail.

OUTSIDE

Unreserved residents' parking. Small paved patio to rear.

TENURE

LEASEHOLD Term of Lease start date of 1st May 1995, end date 30th April 2120, a term of 98 years remaining

SERVICE CHARGE tbc

GROUND RENT £579.58 p.a.

COUNCIL TAX

Band E

