



Meridian Court, North Road

| | Cardiff | CF14 3BF



MERIDIAN COURT, NORTH ROAD

Guide Price £50,000



This retirement flat for the over 60's is located on the third floor of a sought-after complex on North Road in Cardiff and is offered to the market with no onward chain.

One of the highlights of this property is its location. Situated within walking distance to various amenities, you'll have everything you need right at your doorstep. Upon entering, there is lift access to the third floor and the apartment consists of a reception room, double bedroom, a bathroom. There is also a communal lounge, laundry room, guest facilities and parking. Viewings of this property can be arranged via our Heath branch.

Communal Entrance

Communal entrance with a lift to the third floor and flat entrance.

Entrance Hall

Two built-in storage cupboards, doors to:

Lounge Diner

11'4 x 14'7

Double glazed window, gas radiator.

Kitchen

9'0 x 7'9

Double glazed window, wall and base units, space for an electric cooker, vinyl floor. Floor mounted gas boiler. Plumbing for washing machine, space for a fridge freezer.

Bedroom

11'0 x 9'2

Double glazed window, fitted dresser and storage, radiator, built-in mirrored wardrobe.

Bathroom

6'4 x 5'6

WC, wash basin, bath with an electric shower over, tiled walls, shaver point.

External

Communal lawn area.

Lease Information

We have been advised by the vendor that the property is Leasehold with approximately 88 years remaining.

The monthly maintenance/service charge is £150.88 per month - which covers outgoings such as communal area heating and lighting, ground maintenance, internal cleaning and window cleaning, buildings insurance, day-to-day repairs, management charges.

The current sinking fund payment (paid upon the sale of the property) is 2% of the sale price, but this may vary in the future.

Persons 60 or over (55 if they have a medical need) and retired from full time employment.

EPC - to follow
council Tax Band - B

Additional Information

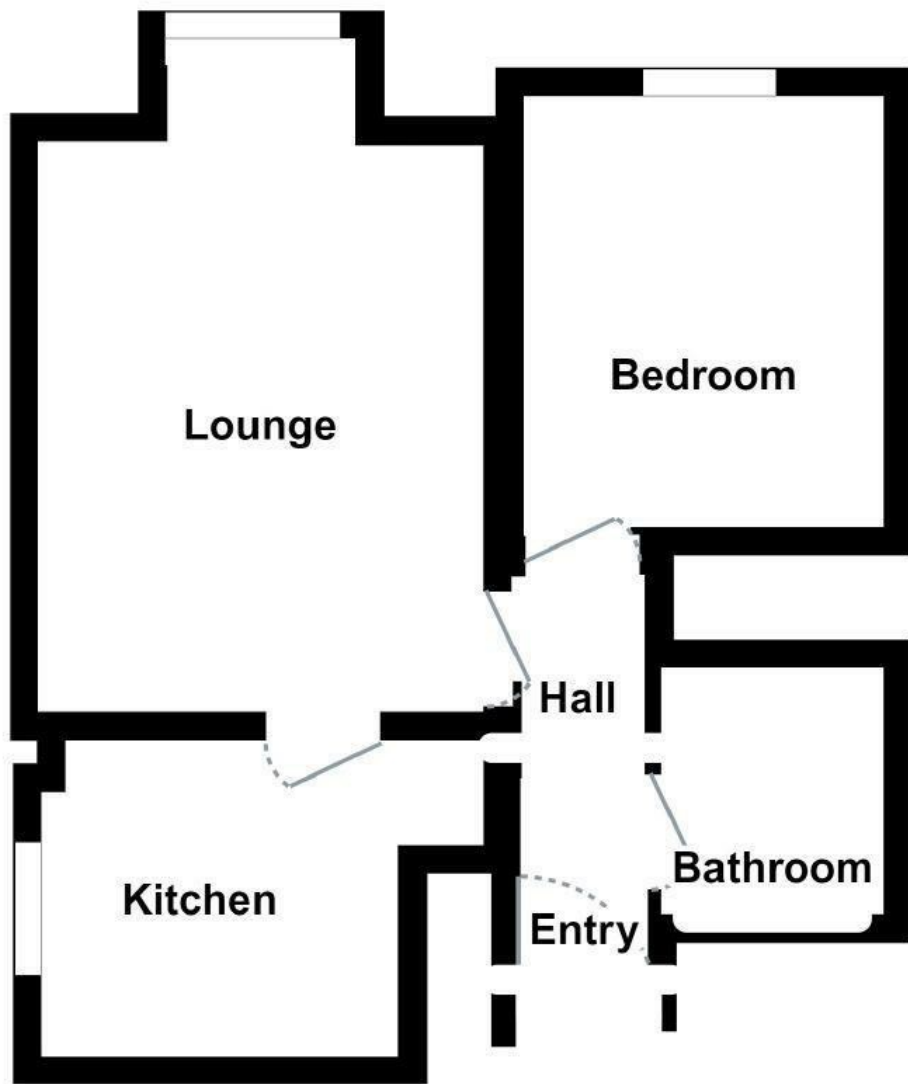
For communal use there is a residents sitting room on the ground floor, and a laundry facility. There are stairs and lifts to upper floors. A guest bedroom with an adjoining shower room is also available to visitors for a small charge (currently £10 per night).

EPC - C
council Tax Band - B

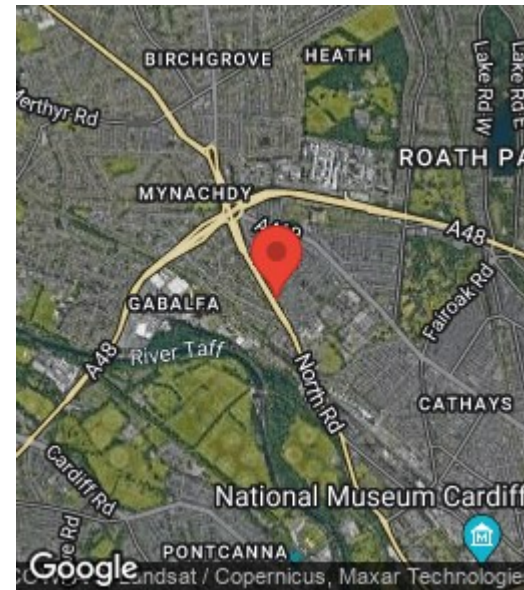
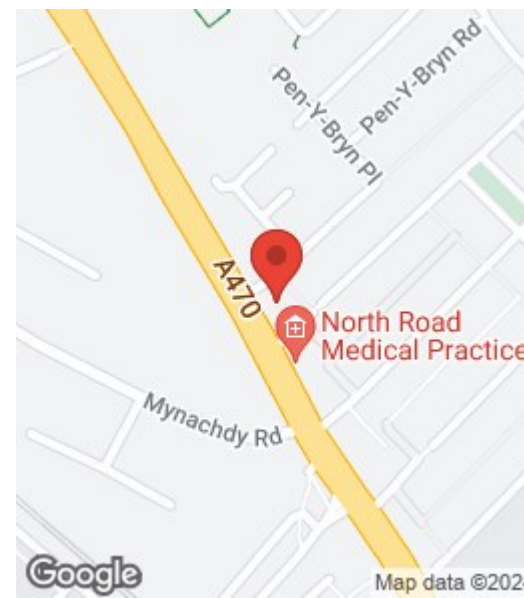


Call Hern & Crabtree to arrange a viewing on 02920 620 202

<https://www.hern-crabtree.co.uk>



For illustration purposes only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
 Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.