

# Phoenix Way

CARDIFF, CF14 4PQ

GUIDE PRICE £195,000

Hern &  
Crabtree





# Phoenix Way

This well-presented first-floor apartment is ideally located on Phoenix Way in the sought-after area of Heath and is offered to the market with no onward chain. Within walking distance of local amenities, including supermarkets, doctors' surgeries, and Ton-Yr-Ywen Primary School, this property offers both convenience and accessibility. Excellent bus links are nearby, providing easy access to the University Hospital of Wales and the beautiful Heath Park.

The apartment features two generously-sized double bedrooms, offering comfortable living space. The open-plan living area and kitchen create a bright and welcoming atmosphere, perfect for modern living. The property also comes with an allocated parking space. Whether you're a first-time buyer or seeking a great investment opportunity, this apartment offers the perfect balance of location and comfort.

- First floor apartment
- No onward chain
- Walking distance to amenities
- UHW nearby
- EPC - B
- Two double bedrooms
- Convenient location
- Close to transport links
- Open plan living space
- Council Tax Band -



**685.00 sq ft**

### **Communal Entrance**

Communal entrance hall with secure intercom system and stairs to the first floor.

### **Entrance Hall**

Built-in storage cupboard, radiator, entry intercom. Double glazed window to the side. Doors to:

### **Kitchen / Living Room Diner**

23'9 x 17'0

Open plan living area with two sets of double glazed windows to the front. Double glazed window to the rear. Three radiators lounge area laid to carpet, kitchen area has laminate flooring, fitted wall and base units with work tops over, stainless steel sink and drainer. Integrated gas hob, electric oven and grill, extractor over, integrated washing machine. Space for fridge freezer. Combination boiler.

### **Bedroom One**

9'6 x 10'4

Double glazed window to the front, coved ceiling, built-in wardrobe. Radiator.

### **Bedroom Two**

8'7 x 9'10

Double glazed window to the side, built-in wardrobe, coved ceiling, radiator.

### **Bathroom**

8'1 x 5'11

Extractor, bath with integrated shower over, WC, wash hand basin, radiator, wood laminate flooring. Part tiled walls.

### **Parking**

Allocated parking space and visitors parking.

### **Additional Information**

We have been advised by the vendor that the property is Leasehold with 105 years remaining on the lease.

Annual ground rent £172.000

Service and maintenance charge £2417.80 annually - includes water rates.

EPC - B

### **Disclaimer**

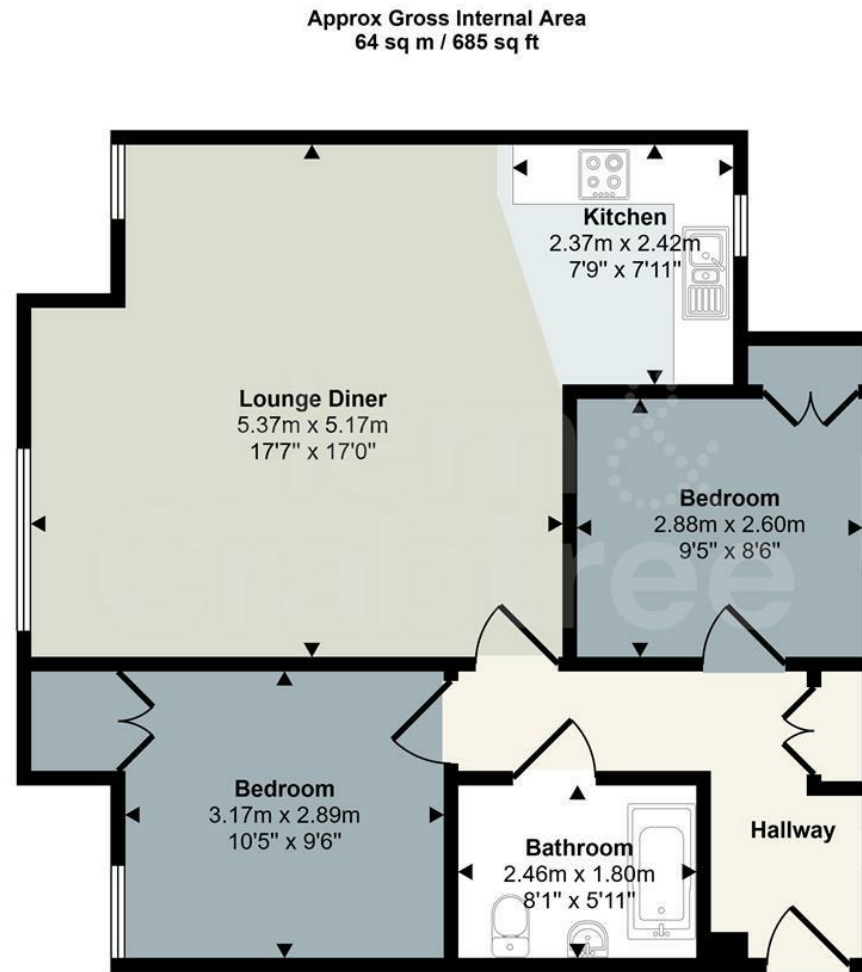
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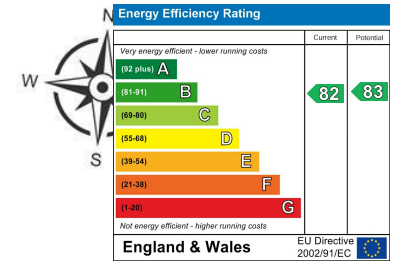






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Good old-fashioned service with a modern way of thinking.





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