



£80,000
leasehold

**Willow Grove,
St. MellonsCF3 0LA**

- EPC Rating: D
- GROUND FLOOR STUDIO FLAT
- TENANT IN SITU £450PCM
- ST MELLONS LOCATION
- IDEAL INVESTMENT





About The Property

IDEAL INVESTMENTSTUDIO GROUND
FLOOR FLAT***

This ground floor studio flat is currently tenanted,
situated in a quiet location in St Mellons. Call now to
enquire -02920792888.

Accommodation

Lounge/bedroom

18' 2" x 9' 3" (5.54m x 2.82m)

Laminate floor, upvc window to front, storage heater,
intercom system, open into kitchen.

Kitchen

7' 8" x 5' 4" (2.34m x 1.63m)

A range of matching wall and base units, sink with drainer,
space for washing machine and free standing cooker, tiled
splashback.

Bathroom

Opening into bathroom area, wash hand basin, upvc
window to rear.

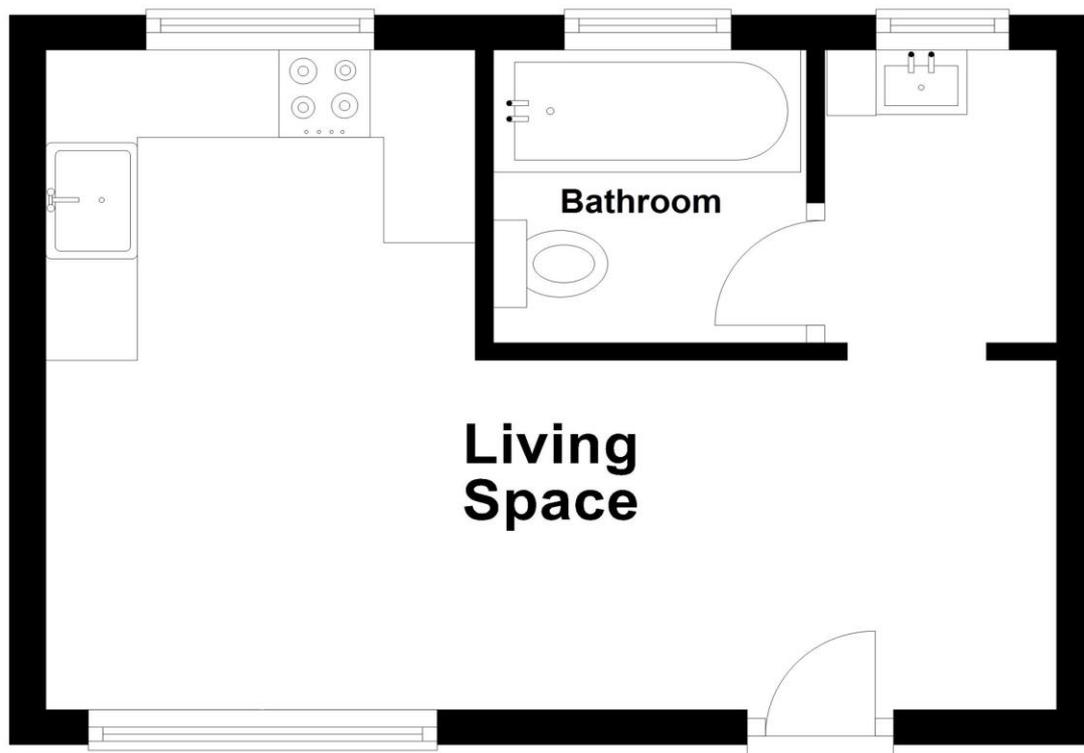
Bathroom: Low level wc, fitted bath, upvc window to rear.

Peter Alan - Rumney

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Ground Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.