



## Hansen Court Heol

£140,000

- Council Tax Band - D
- One Bedroom Top Floor Apartment
- Allocated Parking Space
- Balcony from Living Room
- Sought After Development
- Walking Distance to Cardiff Bay and Cardiff City Centre
- EPC Rating: B







## About the property

Situated off Dumballs Road within perfect distance to Cardiff City Centre and Cardiff Bay is this one bedroom upper floor flat being sold with NO CHAIN! Just walking distance from Cardiff's local attractions, this property is within close proximity to all amenities such as shops, pubs, restaurants and transport links. Internally the property comprises communal entrance with stairs and lifts to flat. Hallway, kitchen, lounge, bedroom and bathroom. The property further benefits from a balcony, allocated parking, gym/swimming pool complex and 24 hour concierge! Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

### Hallway

### Lounge/Kitchen

11' 5" max x 20' 9" max ( 3.48m max x 6.32m max )

### Master Bedroom

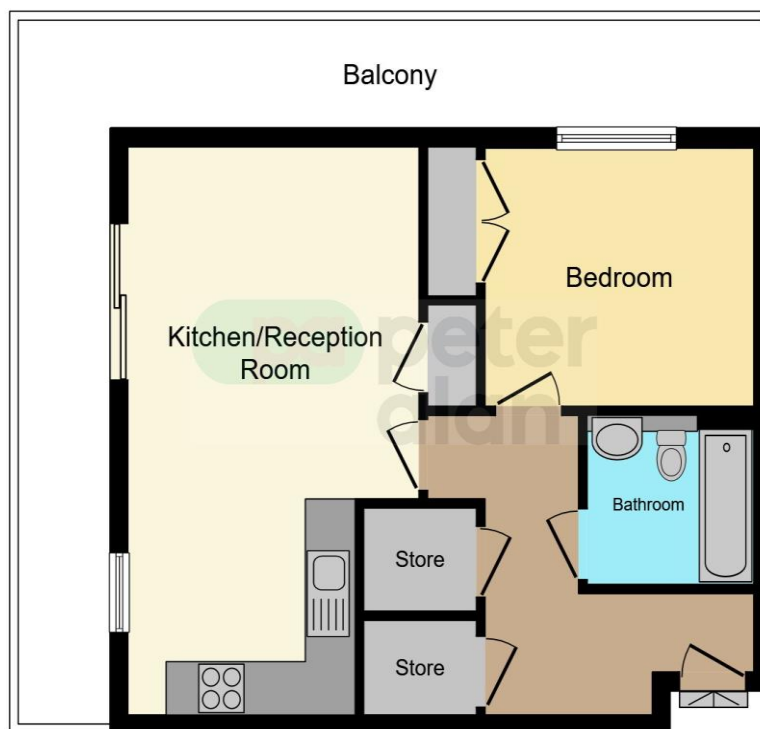
10' 6" x 9' 5" ( 3.20m x 2.87m )

### Bathroom



Balcony

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.

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