



**Ground Floor Flat, Tudor Court,
Pantbach Road**

Offers over £220,000

- Council Tax Band - D
- Refurbished Throughout
- Two Double Bedrooms
- Ground Floor Apartment
- Low Service Charges/Garage
- No Ongoing Chain
- 194 Year Extended Lease
- EPC Rating: D





About the property

The property comprises entrance hall, a 16ft lounge, modern fitted kitchen with integrated appliances and direct access onto a private communal rear garden with a garage, two very good size double bedrooms, a quality white bathroom suite, new flooring throughout, re-plastered and re-decorated walls, double glazing and gas heating with a combination boiler, no ongoing chain, walking distance to shops and public transport, very easy access to the M4 motorway, city centre and University Hospital of Wales. Approximately £600 a year service charges (to include ground rent/buildings insurance) and an extended 194 year lease.



Accommodation

Entrance Hall

Lounge

16' max x 10' 5" max (4.88m max x 3.17m max)

Kitchen

12' 1" max x 10' 6" max (3.68m max x 3.20m max)

Bedroom One

13' 11" max x 12' 3" max (4.24m max x 3.73m max)

Bedroom Two

9' 8" max x 12' 4" max (2.95m max x 3.76m max)

Bathroom

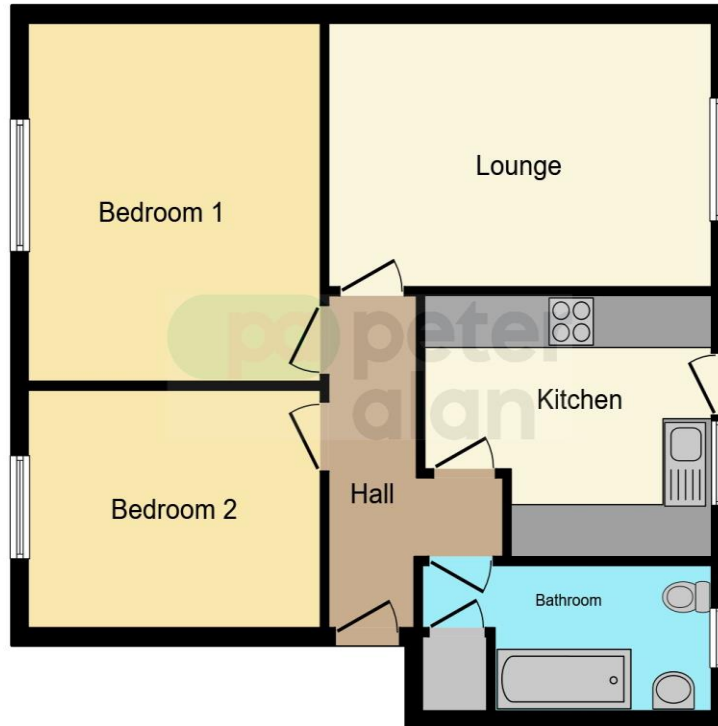
12' 3" max x 5' 10" max (3.73m max x 1.78m max)

Outside / Garage

02920 612328

whitchurch@peteralan.co.uk

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

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