

Whitworth Square

WHITCHURCH, CARDIFF, CF14 7DR

GUIDE PRICE £180,000

**Hern &
Crabtree**



Whitworth Square

No chain. A tastefully presented two bedroom first floor apartment situated on the popular Whitworth Square development in Whitchurch. Immaculately maintained by the current owner, ready for the next occupier to move straight in, this would certainly make a perfect first time buy or investment.

The accommodation briefly comprises: Entrance Hall, Living/Dining Room with a Juliette balcony, Fitted Kitchen, Two Double Bedrooms, with Bedroom One benefiting from an En-Suite and a Bathroom. The property further benefits from an allocated parking space.

Whitworth Square is perfectly positioned close to Whitchurch Village, which offers an excellent array of cafes, pubs and local shops. There is easy access to the A470 and the M4 via Corryton. Internal viewings are highly recommended!



701.00 sq ft

Communal Entrance

Entered via a communal entrance with stairs to the first floor.

Hall

Entered via a wood front door, radiator, large storage cupboard housing the boiler.

Living Room

13'1 x 11'3

Double glazed window to the side and double glazed doors leading onto a Juliet balcony, radiator.

Kitchen

9'8 x 6'11

Double glazed window to the side, fitted with wall and base units with worktop over, one and a half bowl sink and drainer, a four ring electric hob with cooker hood above and integrated oven, integrated washing machine, space for fridge, fold up breakfast table, laminate flooring.

Bedroom

13'10 x 13'6 max

Double glazed window to the side, radiator.

En Suite

6'10 including the shower x 4'5

Fitted with shower, w.c and wash hand basin, heated towel rail, laminate flooring.

Bedroom Two

11'11 x 9'11

Double glazed window to the side, radiator.

Bathroom

6'5 x 6'4

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, laminate floor.

Outside

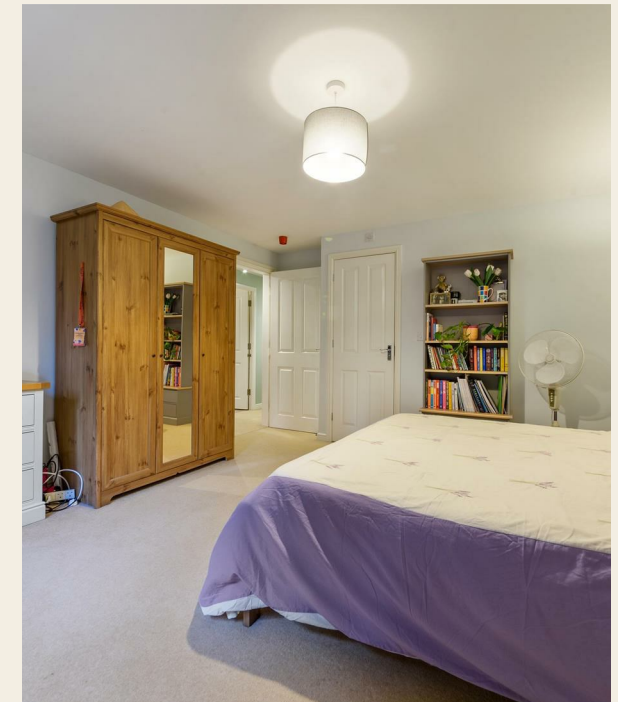
Communal areas.

Parking

Allocated parking space.

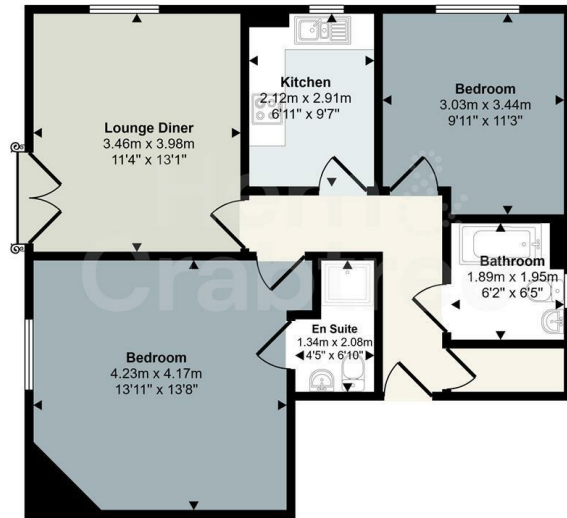
Tenure and additional information

We have been advised by the seller that the property is leasehold with 107 years remaining on the lease. The Ground Rent is £293.89 and the Service Charges are £1256.51 per half year (£2513.02 per annum).



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

Approx Gross Internal Area
65 sq m / 701 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
England & Wales		EU Directive 2002/91/EC

