

Oxwich Close

NORBURY GARDENS, FAIRWATER, CARDIFF, CF5 3BE

£130,000

**Hern &
Crabtree**



Oxwich Close

No Chain. A modern first floor apartment perfectly located in this quiet no through road of Norbury Gardens in Fairwater. Well proportioned throughout, this property would certainly suit a variety of buyers, from investors, first time buyers or downsizers.

The accommodation briefly comprises: Entrance Hall, Lounge/Diner, Fitted Kitchen, Bathroom and Two Double Bedrooms. The property further benefits from two allocated parking spaces.

Norbury Gardens is situated just a stone's throw from Waungron Park and Train Station and is in close proximity to local shops, cafés and amenities that Fairwater Green has to offer.



553.00 sq ft

Communal Entrance

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

Hall

Entered via a wood front door, laminate flooring.

Lounge

13' x 14'8

Double glazed window to the front, coved ceiling, wood laminate flooring.

Kitchen

10'2 x 6'10 max

Double obscure glazed window to the side, wall and base units, stainless steel sink and drainer, space for appliances, electric hob and integrated electric oven, wood laminate flooring.

Bedroom One

9'10 x 10'9

Double glazed window to the side, electric heater, wood laminate flooring.

Bedroom Two

9'9 x 9'9

Double glazed window to the side, built-in shelving, laminate flooring.

Bathroom

6'6 x 10'2 max

Double obscure glazed window to the side, bath with Triton power shower over, w.c and wash hand basin, storage cupboard, heated towel rail, tiled walls, laminate flooring.

Tenure

What is the full term of the lease? Unsure

Start Date Unsure

Current amount of years remaining on the lease 86

Annual Ground Rent £ 70

Service and Maintenance Charges £ (include payment frequency) Six monthly around £938.85

Does the Service Charge Include Water Rates No

Does the property your selling benefit from any outdoor space? Yes, Communal

Management Company Name and Address (If known) First port

Are you able to rent out the property? Yes

According to the lease, are occupants allowed to keep pets? Yes

How many other flats / apartments are within the same block? 6

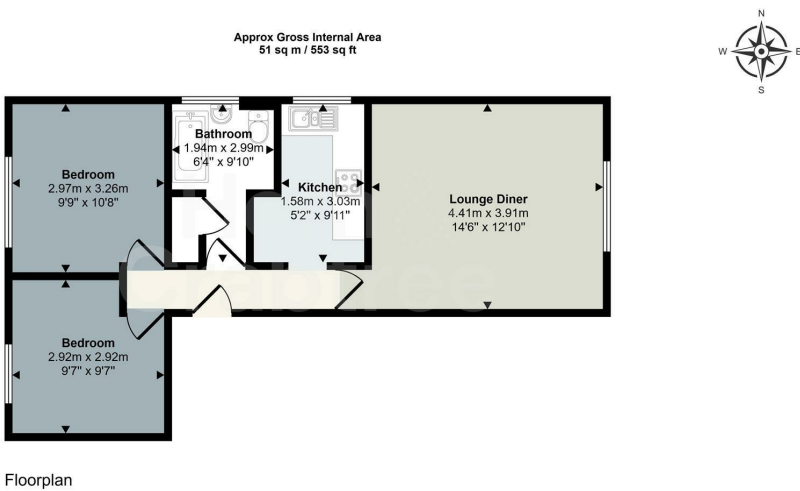
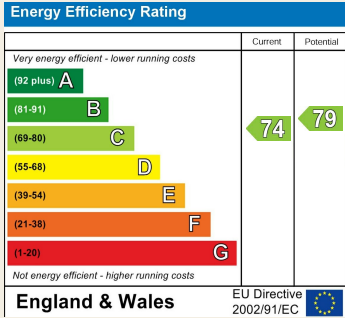
Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

Parking

The seller has advised us that there are two spaces at the front like a drive way, and space at the back of the property for communal parking. There is a designated space for the owner of the flat. a separate designated space legally owned by the property

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



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.