



Finnimore Court

| Llandaff North | Cardiff | CF14 2FZ

Hern and Crabtree

FINNIMORE COURT

Guide Price £200,000



You will not want to miss this gorgeous, well presented two double bedroom apartment in this traditional brick built apartment block, ideally situated in the sought after area of Llandaff North, close to local amenities and Llandaff train station, as well as being close to the shops, bars and restaurants of Whitchurch and Llandaff Village.

This first floor property briefly comprises of two double bedrooms, family bathroom with bath and shower over, and open plan living room/kitchen/living area which has a Juliette balcony. The kitchen is fitted with grey shaker style units, with built in oven, hob, dishwasher, fridge/freezer and washing machine, and a breakfast bar.

The property also benefits from allocated parking and visitor parking, and there is also a resident bicycle shed. This would make a perfect first time buy or investment! Internal viewings are highly recommended.

Entrance

Entered via a communal entrance to the upper floor.

Hallway

Double-glazed window to the front offering light. Night store electric radiator.

Communal entrance phone. Built-in storage cupboard. Door leading through to:

Open plan Kitchen/Diner and Living Room

14'7" x 16'3"

The kitchen is fitted with wall and base units and worktops. Four-ring electric hob with integrated oven and cooker hood fitted over. Ceramic sink. Integrated full-length dishwasher, fridge freezer and washing machine. Breakfast bar. Luxury vinyl floor. Window and French doors to a Juliette balcony overlooking the rear with wrought iron bannister. Air conditioning unit.

Bedroom One

16'4" x 9'5"

Double-glazed windows to the front. Wardrobes included. Electric radiator.

Bedroom Two

10'11" x 11'1"

Double-glazed windows to the rear. Electric radiator.

Bathroom

6'1" x 6'6"

Obscure double-glazed window to the front. P shaped with plumbed shower and glass screen, w/c and vanity wash hand basin. Extractor fan. Wall-mounted heater.

Tenure and Additional Information

We have been advised by the vendor that the property is leasehold. 125-year lease. 106 Years remaining. Ground Rent £125pa. Service charge and maintenance £166.78 pcm

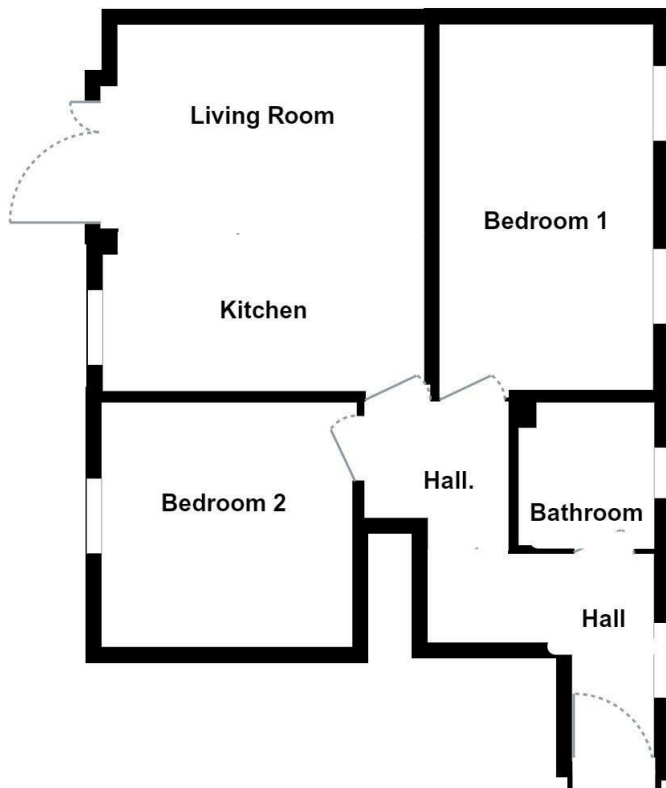
for 10 months and £25.32 for 2 months for £1738.44 total per year. Allocated parking space. Management Company Name and Address:

Trinity Estates
Vantage Point
23 Mark Road
Hemel Hempstead
Hertfordshire
HP2 7DN



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



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		
	79	83
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.