

**34 Limeslade Close, Fairwater
Cardiff
CF5 3BD**

Communal Hall
Entered via a glazed door via a security intercom system. Timber door leading into:

Lounge/Bedroom 14'7" x 8'8"
With window to front. Access to changing room. Access leading into:



Kitchen 8'8" x 5'11"
Wall & base units. Sink unit. Plumbing for washing machine. Electric cooker point. Tiled splashbacks. Window. Linen cupboard



Changing Room 6'5" x 3'11"
Wardrobe space. Access to:

Shower Room W.C.
Low level W.C. Wash hand basin. Tiled cubicle with electric shower.



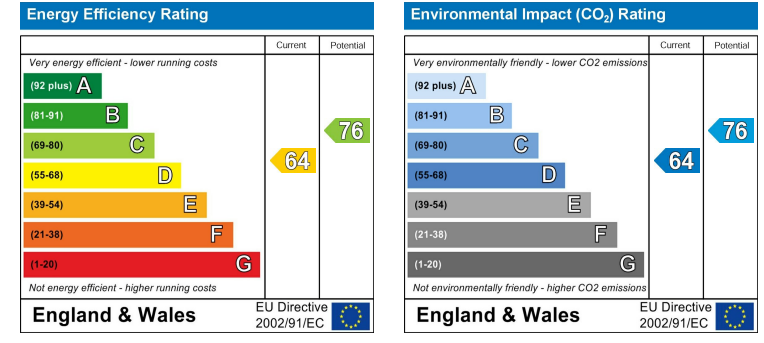
Outside
Communal Gardens and parking

FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE
The vendors advise the property to be LEASEHOLD. Ground rent £64.89 per annum. Annual Service charge of £780.00 Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.





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Of Interest To Landlord Investors Is This Purpose Built Ground Floor Studio Apartment Situated At Popular Fairwater. Accommodation Briefly Comprises Of Communal Hall, Lounge/Bedroom, Kitchen, Changing Room, Shower Room W.C. Communal Garden & Parking. Upvc Windows. Intercom Entry System. Long Term Tenant In Situation Paying £650.00 Per Calendar Month From 1st April 2024.