

8 Alexandra Court Llandaff Road, Canton
Cardiff
CF11 9PB

Communal Hall & Stairs

Entered via a security intercom system. Stairwell rising uo to second floor landing. Timner door leading into

Entrance Hall

Laminate floor. Electric heater. Door leading into central hall with doors off to lounge, kitchen, two bedrooms & bathroom W.C.

Lounge 16'4" x 9'7"

Spacious and bright living room with large window to front. Electric heater. Intercom handset



Kitchen 7'9" x 4'10"

A well proportion sized kitchen siting a selection of wall and base units incorporating work top space with sink unit. Plumbing for washing machine. Integrated electric overn, hob & extractor hood. Tiled splashbacks



Bedroom One 11'0" x 8'1"

Double bedroom with window to front. Electric heater

Bedroom Two 10'10" x 9'8"

Double bedroom with window to rear. Electric heater

Bathroom W.C.

Partially tiled walls. White suite comprising low level W.C. Pedestal wash hand basin. Panelled bath incorporating electric shower over. Airing cupboard



Parking

Allocated off road parking plot

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.

FIXTURES AND FITTINGS

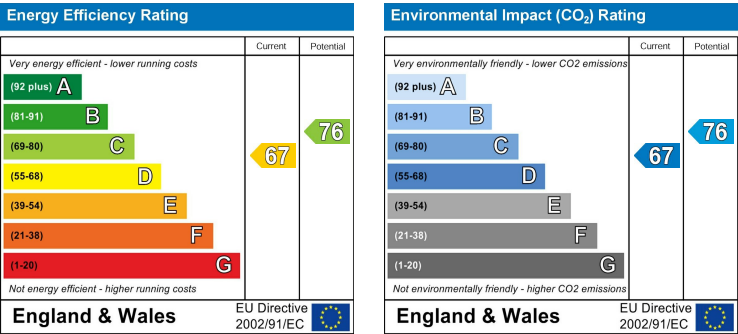
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The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

TENURE

The vendors advise the property to be LEASEHOLD. 140 Years remaining at ground rent of £80.00 p.a. Service Charge £319.00 per annum 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.

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.





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Of Interest To Landlord Investors. Purpose Built Two Bedroom Top Floor Apartment Situated Within The Heart Of Canton With Easy Access To A Variety Of Amenities To Include, Pubs, Bars, Cafe's, Shops Etc....Accommodation Briefly Comprises Of Communal Hallway & Stairs, Entrance Hall, Spacious Lounge, Kitchen, Two Double Bedrooms, Bathroom W.C. Off Road Parking. Electric Heating. Security Intercom Entry System. Tenant In Situation Paying £750.00 pcm. Energy Rating 'D'