

7 Norbury Court Bailey Close, Fairwater
Cardiff
CF5 3BH

Hallway

Entered via upvc d.g. front door into a spacious hallway with space for coats etc built in storage cupboard and then doors leading off to:-



Lounge 15'10" x 10'3"

A lovely bright spacious Lounge with upvc d.g. French Style Doors opening out onto the paved patio area, t.v. aerial point, Laminate flooring, wall mounted shelving, access to:-



Kitchen 9'8" x 6'3"

Fitted kitchen comprising plenty of wall and base units including stainless steel sink and drainer with mixer tap, space for electric cooker with extractor hood over, tiled spalsh back, plumbed for dish washer, window to front, cushion flooring, wall mounted gas central heating boiler (combi).



Bedroom 13'3" x 8'4"

Double bedroom, Laminate flooring, window to rear.



Shower Room/W.C.

White suite comprising low level w.c., vanity wash hand basin set into storage cupboard, fully tiled walk in shower cubicle with mains fed shower and glazed doors, complimentary tiled walls, window to front/



Rear

Private and enclosed rear garden with paved patio area then laid to communal lawns with mature shrubs and trees, space for garden shed.

Communal Areas

Communal Parking to front. Laundry Room, residents lounge, Guest Room available to hire for family and friends at £10.00 per night.



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. 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. GROUND RENT £2232.00 PER ANNUM)PAID MONTHLY INSTALMENTS (12 X PAYMENTS) TO INCLUDE WATER, WINDOW CLEANING, CUTTING OF GRASS , ANNUAL GAS SAFETY CHECKS. EICR EVERY FIVE YEARS. USE OF GUEST ROOM (£10.00 PER NIGHT) AND LAUNDRY ROOM.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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hoskinsmorgan Are Pleased To Offer For Sale This Lovely Well Presented Purpose Built Over 55's Ground Floor Apartment Situated At This Very Convenient Location Being Close To Local Shops and Transport. The Accommodation Briefly Comprises:- Entrance Hallway, Lounge With 'French' Style Doors Leading Out On To A Paved Patio Area, Recently Re-Fitted Kitchen and Shower Room, One Double Bedroom, Upv.c. Windows, Gas Central Heating, Communal Gardens and Parking, The Property Also Has Access To A Guest Room, Communal Day Room and Laundry Room.