

Richards Court, Richards Terrace,

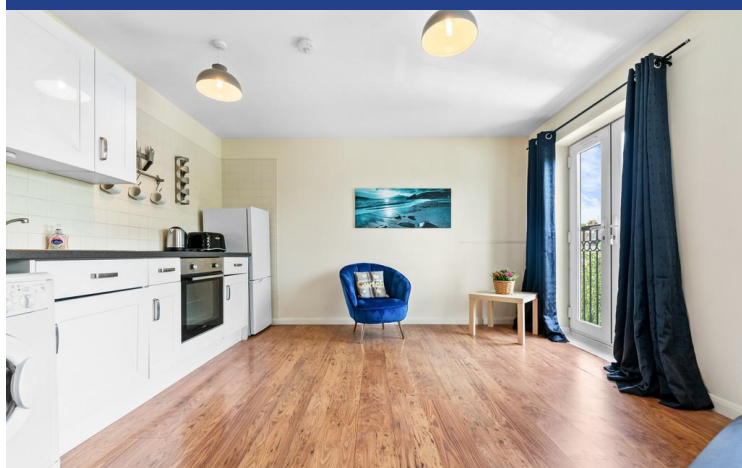
Roath, Cardiff, CF24 1AD



Estate Agents and
Chartered Surveyors

Asking Price Of

£149,950



Two Bedroom Apartment

2

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Property Description

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale this two bedroom, top floor apartment. The property comprises of entrance hall, open plan living/dining room and kitchen, bathroom, and two bedrooms. The modern accommodation further benefits from double glazing throughout and two Juliette balcony's. The property is situated in this vibrant area, close to the City Centre and many amenities including a wide array of shops and popular restaurants and bars. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 443 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door into entrance hall. Spacious hallway. Carpeted flooring. Storage cupboard housing hot water tank. Phone entry intercom system. Wall mounted electric heater.

LOUNGE/DINER/KITCHEN

14' 0" x 12' 3" (4.27m x 3.74m)

LOUNGE/DINER

Double glazed uPVC French doors, to front aspect with Juliette balcony. Additional double glazed uPVC window to front. Laminate wood effect flooring. T.V Aerial point. Telephone point. Wall mounted electric heater. PowerPoints.

KITCHEN

Modernised kitchen. Laminate wood effect flooring. Part tiled walls. Wall and base units across one wall, with work surfaces incorporating stainless steel sink and drainer with mixer tap over. Integrated oven and four ring induction hob with tiled splashbacks. Space for fridge freezer and plumbing for washing machine. PowerPoints.

MASTER BEDROOM

11' 0" x 10' 4" (3.36m x 3.16m)
Large double glazed uPVC French doors leading to Juliette balcony. Spacious double bedroom. Carpeted flooring. Wall mounted electric heater. PowerPoints.

BEDROOM TWO

11' 0" x 6' 10" (3.36m x 2.10m)
Large double glazed uPVC window. Carpeted flooring. Wall mounted electric heater. PowerPoints.

BATHROOM

6' 7" x 5' 5" (2.01m x 1.66m)
Vinyl flooring. Part tiled walls. Panelled bath, with shower fixture over. Pedestal wash hand basin with mixer tap over. W.C. Shaver point. Heated towel rail.

PARKING

Allocated parking space.

TENURE

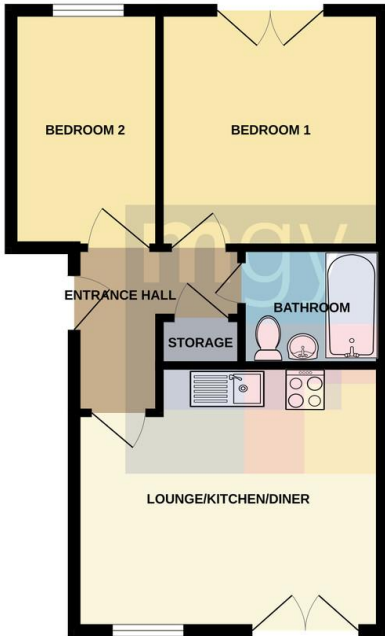
MGY are advised that the property is leasehold, with a term of 125 years from 2008. Low service charges of £1,136 per annum, which includes building insurance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space and parking management. Ground rent £75 per annum.

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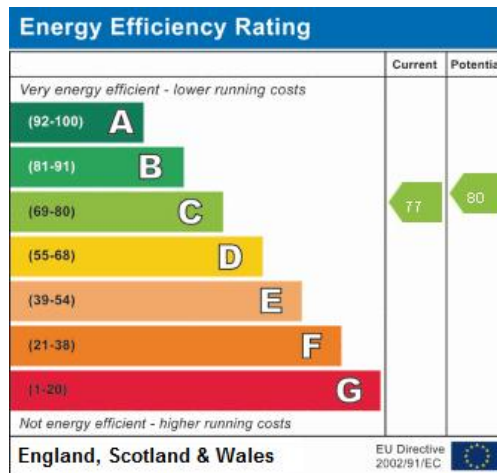


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SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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