



STATION ROAD
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF
£210,000



APARTMENT



2



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**** TWO DOUBLE BEDROOM RETIREMENT APARTMENT **** Located in the popular Cwrt Brynteg development, a McCarthy & Stone retirement development situated within the heart of Radyr village close to local amenities. A spacious second/top floor retirement apartment which is well maintained throughout. The accommodation comprises entrance hall, lounge/diner with french doors to the Juliet balcony, modern fitted kitchen with integrated appliances, two double bedrooms and shower room. The development also benefits from a residents lounge, house manager, 24 hour care line, guest suite, lifts to all floors and a communal garden for all residents. Minimum age requirement is 60 years. EPC Rating: C

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 689 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The apartment is situated on the popular Cwrt Brynteg development in Radyr. Located close to the train station where there is easy access to and from the city centre. There is also a parade of shops including a newsagent, post office, co-op, pharmacy, Italian restaurant, hairdressers, dentist and optician.

GROUND FLOOR

COMMUNAL ENTRANCE

Telephone intercom to all apartments, stairs and lifts to all floors.

SECOND FLOOR

ENTRANCE HALLWAY

Approached via a wood panelled entrance door with magic eye view finder to centre, spacious hallway, electric heater, two storage cupboard, large airing cupboard housing the hot water heater.

LOUNGE

22' 8" x 10' 8" (6.93m x 3.27m)

An excellent sized principal reception with double opening french doors to the Juliet balcony, feature fireplace, electric heater, double doors to kitchen.

KITCHEN

7' 7" x 6' 11" (2.32m x 2.13m)

Modern fitted kitchen well appointed along three sides in sage green coloured shaker style fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with cooker hood above. Integrated oven. Integrated fridge. Integrated freezer. Matching range of eye level wall cupboards. Tiled splash back. Window to front.

BEDROOM ONE

15' 7" x 9' 2" (4.76m x 2.81m)

Overlooking the entrance approach with additional window to side, a good sized double bedroom, electric heater and built out double wardrobe with mirror fronted door.

BEDROOM TWO

12' 11" x 9' 3" (3.95m x 2.82m)

Aspect to front, a second double bedroom, electric heater.

SHOWER ROOM

6' 9" x 5' 5" (2.07m x 1.67m)

Comprising low level wc, vanity wash basin with storage below, double width shower cubicle with chrome shower, wall tiling and acrylic panel splashbacks, electric towel heater, eye level hot air heater and obscure glass window to side.

COMMUNAL GARDENS

Well tended communal gardens with parking to the front.

ADDITIONAL INFORMATION

TENURE

Leasehold - 125 years from 2005

SERVICE CHARGES

Approx £4,000 per annum which covers buildings insurance, water charges, laundry and house manager services, as well as maintenance of the lift, entry system and gardening services.

GROUND RENT

£460 per annum.

Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

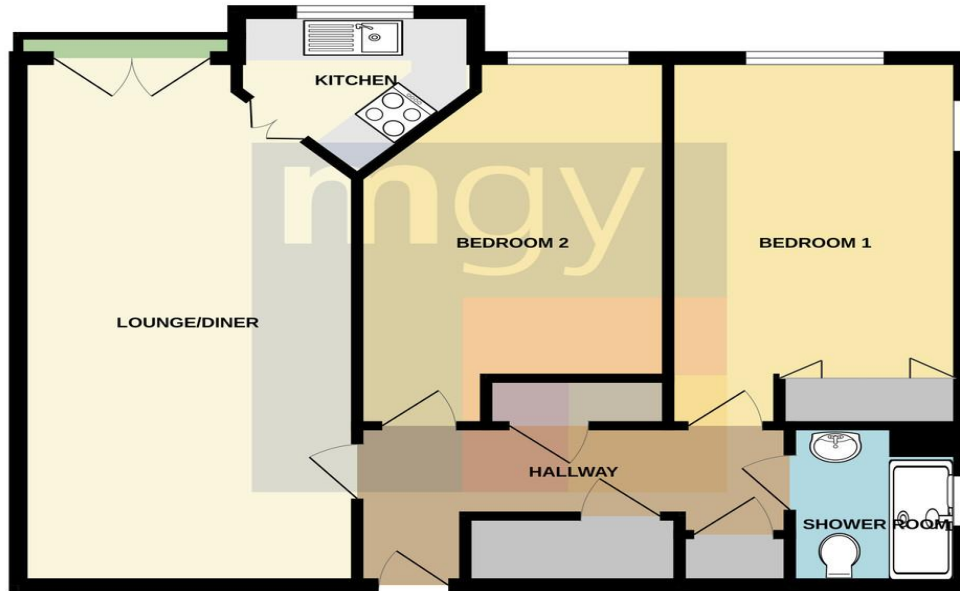


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SECOND FLOOR (TOP FLOOR)
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.
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. The 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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