

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HAMILTON STREET
PONTCANNA



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

ENTRANCE FOYER

HALLWAY

LAUNDRY

DINING AREA

14'8" x 8'1" (45'11" x 26'2" x 26'2" x 3'3")

LIVING AREA

4.47m x 4.06m (14'8" x 13'4")

KITCHEN AREA

4.45m x 1.85m (14'7" x 6'1")

MASTER BEDROOM

3.48m x 3.20m exclusive of walk in dressing area. (11'5" x 10'6" exclusive of walk in dressing area.)

ENSUITE

2.24m x 1.57m (7'4" x 5'2")

BEDROOM TWO

5.26m x 3.07m (17'3" x 10'1")

BATHROOM

2.21m x 2.01m (7'3" x 6'7")

PARKING

The property comes with gated allocated parking for one car.

EPC

Rated C

LEASE DETAILS

We have been advised by our seller client that the property comes with a share of the freehold with an attached lease of approximately 991 years remaining.

SERVICE CHARGE

We have been advised by our seller client that the properties service charge is £536.89 per quarter. The managing agent is Western Permanent Property Limited.

“ This luxury apartment comprises of an entrance foyer & hallway with doors leading to an open plan dining, living & kitchen areas. There are also doors which lead to the two bedrooms, bathroom and laundry room. The master bedroom has an ensuite as well as a walk in dressing area. The property has gated allocated parking and is sold with no onward chain. ”

Comments by - Mr Julian Preston



