



SEVERN GROVE

PONTCANNA



GWERN
HAFREN

MAX HEIGHT
2.75m

KEEP CLEAR
CONSTRUCTION OR
DEMOLITION SITE



SEVERN GROVE

PONTCANNA, CF11 9EY - £295,000



2 bedroom(s)



2 bathroom(s)



844.00 sq ft

Jeffrey Ross are pleased to offer this two bedroom penthouse apartment at the top floor of one of Pontcanna's most exciting developments. This spacious apartment comprises of entrance hallway, spacious lounge and open plan fully fitted kitchen with appliances built in (fridge-freezer, washer-dryer and dishwasher), two double bedrooms with en-suite to master and a family bathroom. The property also benefits from allocated parking, gas central heating.

EPC Rating: B

Council Tax Band: F

PROPERTY SPECIALIST

Mr Jeff Hopkins

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02920 499680

Valuer







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











LIVING ROOM / KITCHEN

5.29 x 7.39 (17'4" x 24'2")

BEDROOM 1

4.61 x 3.49 (15'1" x 11'5")

ENSUITE

1.49 x 3.49 (4'10" x 11'5")

BEDROOM

3.81 x 2.35 (12'5" x 7'8")

BATHROOM

1.79 x 2.21 (5'10" x 7'3")

TENURE

Leasehold 982 years left •

Ground rent is currently £400 per year •

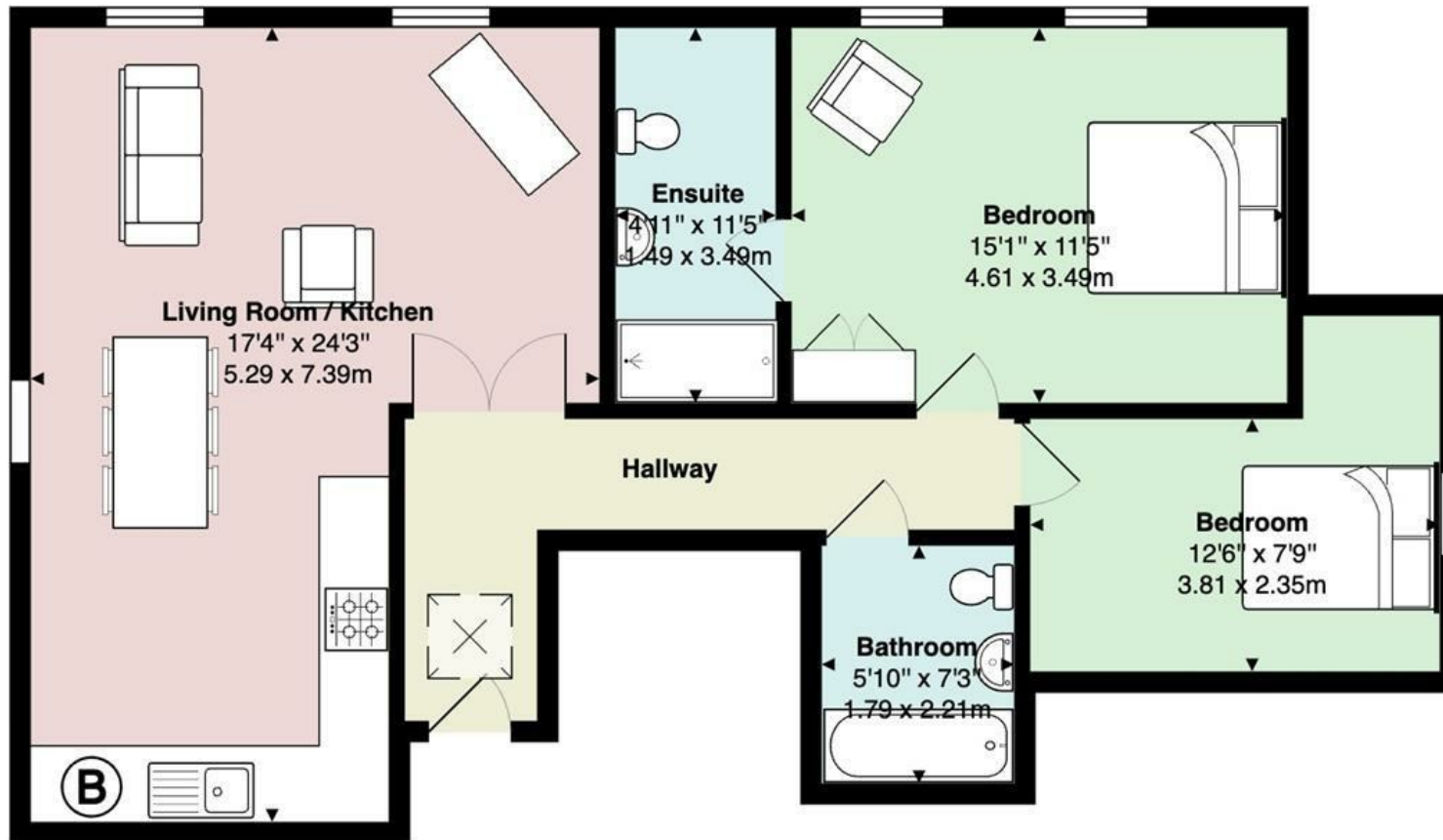
Service charges - £130 per Month

all of this is to be checked by your legal advisor.

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Comments by Mr Jeff Hopkins

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Total Area: 844 ft² ... 78.4 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

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