

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PENHILL ROAD  
PONTCANNA

# PENHILL ROAD

PONTCANNA, CF11 9PS - £245,000

Jeffrey Ross are delighted to market this beautifully presented two bedroom apartment in the ever popular Melrose Court on Penhill Road in Pontcanna. Ideally located just across the road from Pontcanna Fields and minutes walk from the cafes, bars and restaurants Cathedral Road has to offer. This second floor apartment comprises of entrance hallway, modern fitted kitchen with built in appliances with a south facing balcony overlooking Llandaff Road, large master bedroom with another balcony overlooking Penhill Road and Pontcanna Fields, bathroom with bath and shower overhead, second double bedroom that would also make a great home office, large living room / diner with bay fronted windows. The property is offered with no onward chain and benefits from Gas Central Heating and one undercroft car parking space.

 2 bedroom(s)  1 bathroom(s)  683.00 sq ft

## ENTRANCE HALLWAY

## KITCHEN

3.23m x 2.08m (10'7" x 6'10")

## BALCONY

## BEDROOM

4.32m x 3.38m (14'2" x 11'1")

## BALCONY

## BEDROOM /STUDY

4.60m x 2.59m (15'1" x 8'6")

## LIVING ROOM

4.32m x 3.76m (14'2" x 12'4")

## BATHROOM

## PARKING

The property comes with one undercroft parking space.

## EPC

Rated C

## COUNCIL TAX

Band D

## CONSTRUCTION

The property is a purpose built block built in the 1960's and is constructed from mainly brick and concrete.

## BROADBAND

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4Mbps - 1000Mbps.

## MOBILE COVERAGE

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages. According to Ofcom the various mobile providers for inside signal rate the postcode currently as limited to likely.

## TENURE

We are informed by our client that the property is Leasehold this is to be confirmed by your legal advisor.


## SERVICE CHARGES

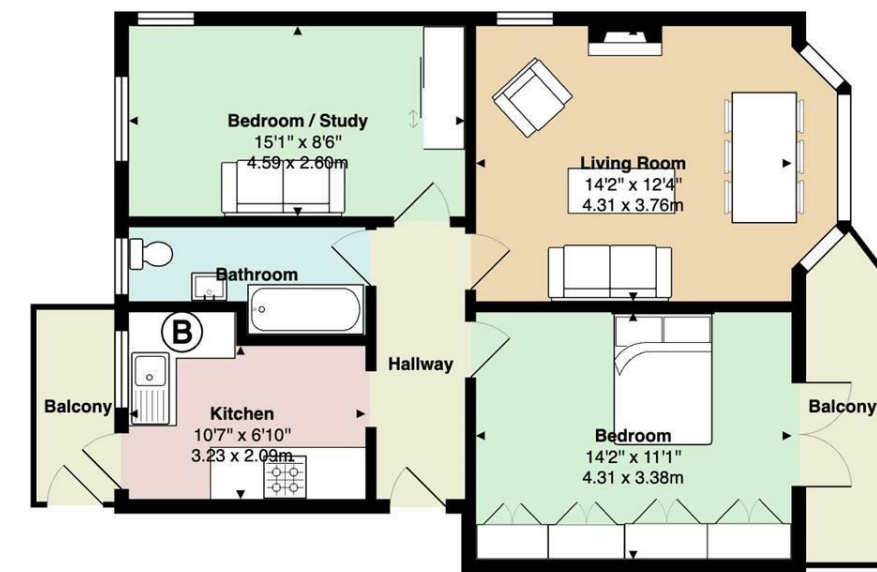
£2,147.92 per annum

## LEASE DETAILS

999 year lease from 28/01/2000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Melrose Court

Total Area: 683 ft<sup>2</sup> ... 63.4 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

