4 Victoria Mews Redcliffe Avenue, Victoria Park
Cardiff
CF5 1AT

Kitchen Lounge 21'11" x 10'9"
Enter via a 1/2 glazed Upvc door into this light and spacious living kitchen area. Wall & base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, integrated electric oven, gas hob & extractor canopy. Tiled splash backs. Two windows. Two radiators. Wall mounted gas combination boiler fires domestic hot water and central heating system. Panelled doors leads into



Bedroom 12'3" x 9'1"
Good size double bedroom. Radiator. Window. Panelled door leads into



Bathroom W.C.
White suite comprising low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment. Tiled splashbacks. Heated towel rail.



Front Forecourt
Brick based area enclosed by timber gate and fencing

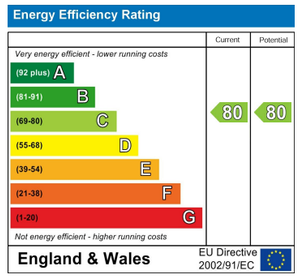
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

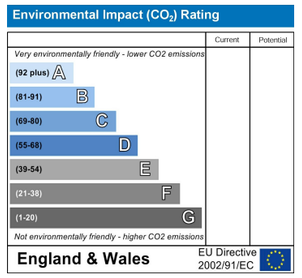
PROPERTY MISDESCRIPTIONS ACT 1991:
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE
The vendors advise the property to be LEASEHOLD. 106 Years remaining with ground rent of £50.00 pcm & service charge being £56.50 pcm. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week.

Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.





hoskins morgan

property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761



4 Victoria Mews Redcliffe Avenue, Victoria Park, Cardiff,







Landlord Investor's Look! Situated Close Victoria Park Can Be Found This Purpose Built Ground Floor Self Contained Apartment Offered For Sale With Tenant in Situation Paying £775.00 PCM. Briefly Comprising Of A Large 21' Open Plan Fitted Lounge Kitchen With Oven & Hob, One Double Bedroom, Bathroom W.C. Gas Central Heating. Upvc Windows & Door. Front Forecourt. Council Tax Band 'C' Energy Rating 'C' Well Worth Viewing.

£149,950 Leasehold

sales@hoskinsmorgan.co.uk www.hoskinsmorgan.co.uk